

Site Name	264 Burlington Road, New Malden, KT3 4NN	Reference	S1
------------------	---	------------------	-----------



Total site area (ha)	0.1	Current uses	B1 (electrical, heating, gas company)
Undeveloped land (ha)	0.016 (car park)	Number of units	1
Grid reference	522534,168220	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Adjacent to B282 (Burlington Road) and with easy access to A3 approximately 500m to the west. Burlington Road can become heavily congested.	5
Local accessibility (local road access and public transport)	Excellent access to public transport facilities on Burlington Road. Motspur Park train station within walking distance. Local access is good, although Burlington Road can be congested, especially during drop off/pick up times for schools on Burlington Road (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Largely residential area, providing good access to local labour. Excellent access to Burlington Road local shops, to the west of the railway line, including a large supermarket.	3
Compatibility of adjoining uses	A school and rent-a-car business located opposite the site, on the other side of Burlington Road. Cavendish House offices adjoin site to south with residential uses beyond. There are also residential dwellings to the east and west of the site. uses	4
Development and environmental constraints	Small rectangular plot. Within Flood Zone 1 but site fully developed and no other obvious constraints.	4
Market attractiveness	Relatively high quality office unit in high profile location on Burlington Road. Currently fully occupied. On-site parking available.	4
Planning factors	Allocated industrial area across Burlington Road, to north of site (Policies E3-E5). Adjacent to area at risk from flooding every 100 years (Policy PE5).	
Barriers to delivery	Reasonably modern premises in good condition limit scope for redevelopment in short term.	
Potential uses	Suitable for B1 uses. Alternative uses if site could not be re-let for this include mixed use with ground floor commercial.	
Timescale/availability	Only likely to be available for redevelopment in the long-term (15+ years)	
Contribution to Economic Strategy	Potential to contribute to green industries through work in heating, gas & electrical sectors.	

Total Score: **24**

[Scoring: 5 = best, 1 = worst]

Site Name	Albany House, 300 Burlington Road, New Malden, KT3 4NH	Reference	S2
------------------	---	------------------	-----------



Total site area (ha)	0.087	Current uses	Sui generis (MOT test centre)
Undeveloped land (ha)	0.07 (car park)	Number of units	1
Grid reference	522708, 168344	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Adjacent to B282 (Burlington Road) and within easy access of the A3 which is approximately 500m to the west. Burlington Road can become heavily congested.	5
Local accessibility (local road access and public transport)	Excellent access to public transport facilities on Burlington Road. Motspur Park train station is within easy walking distance. Local access is reasonable, although Burlington Road can be congested, especially during drop off/pick up times for schools. Site junction adequate (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Largely residential area, therefore good access to labour. Excellent access to Burlington Road local shops, to the west of the railway line, including a large supermarket.	3
Compatibility of adjoining uses	Bounded by railway line to east and attached to retail showroom to the north. Residential development immediately to south and mix of service and employment uses along Burlington Road to the west.	3
Development and environmental constraints	Small, level, rectangular plot. Potential constraints on the scale/form of redevelopment due to the residential development to the south and railway line to the east. Within Flood Zone 2 and adjacent to an Archaeological Priority Zone (Policies BE13-14).	2
Market attractiveness	A low/medium profile occupier in a high profile location on Burlington Road. Units dated but of reasonable quality. Both units fully occupied.	3
Planning factors	Green Corridor to rear of site along railway line (Policy NE8). Allocated industrial area across Burlington Road, to north of site (Policies E3-E5). Within an area at risk from flooding every 100 years (Policy PE5). Adjacent to an Archaeological Priority Zone (Policies BE13-14).	
Barriers to delivery	Relatively modern unit limits scope for redevelopment.	
Potential uses	Suited to B1 and small scale B2 uses and potential car showroom/retail.	
Timescale/availability	Only likely to be available for redevelopment in the long-term (15+ years)	
Contribution to Economic Strategy	No obvious contribution to target sectors	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	PT 1st Fl, 141 Garth Road, Morden, SM4 4LG	Reference	S3
------------------	--	------------------	-----------



Total site area (ha)	0.3	Current uses	B1/B2 – Morden Repair Service & vacant offices
Undeveloped land (ha)	0	Number of units	3
Grid reference	523673,166403	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Between 2-2.5 km from A3 via primarily residential roads with speed bumps and on street parking.	3
Local accessibility (local road access and public transport)	Garth Road is congested, contains traffic calming measures and has on-street parking. Internal industrial estate roads are mixed in quality but generally narrow. Adequate site access off Garth road but no turning facility off it. Buses on Garth Road and trains at Motspur Park 1.2 km to the northwest and Worcester Park 1.2 km to the west (PTAL = 1b).	2
Proximity to urban areas and access to labour & services	Within wider residential area which provides access to labour. No services within immediate area. Morden town centre is nearest but approximately 1.7 km to north east.	2
Compatibility of adjoining uses	Residential dwellings to rear of site and to north, opposite the site on Garth Road. Small office units to east of site and B1/B2 use adjoining site to west.	2
Development and environmental constraints	Medium sized, regularly shaped flat site, which is fully developed. Located in Flood Zone 1. No obvious constraints to development.	4
Market attractiveness	Adjacent to large, existing employment estate with mix of industrial and office users of varying quality. Building of average quality. Number of vacant office units within building, which are being marketed. Reasonable environment though access/congestion issues with nearby residential uses.	3
Planning factors	Adjacent to allocated Industrial Area.	
Barriers to delivery	Nearby residential uses may restrict potential uses for site.	
Potential uses	Suited to B1, B2, small scale B8	
Timescale/availability	Vacant areas are available in the short-term (Less than 5 years) but redevelopment potential for whole site only likely in long-term (15+ years).	
Contribution to Economic Strategy	No direct contribution to target sectors within Economic Strategy.	

Total Score: **16**

[Scoring: 5 = best, 1 = worst]

Site Name	124 Middleton Road, Morden, SM4 6RP	Reference	S4
------------------	--	------------------	-----------



Total site area (ha)	0.17	Current uses	B1 (Multiple occupiers)
Undeveloped land (ha)	0.014 (car park in centre of site)	Number of units	1
Grid reference	526332,167149	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located between A297 and A217 on residential road but over 5 km from the A23 trunk road, but accessed via congested roads.	2
Local accessibility (local road access and public transport)	One bus route on Middleton Road and further services on Helier Avenue and Bishopsford Road. St Helier rail Station approximately 1 km west and Mitcham tram stop approximately 1km north. Middleton Road is residential with on street parking and speed bumps. Site has traffic light controlled junction onto St Helier Avenue (PTAL = 2/3).	2
Proximity to urban areas and access to labour & services	Within a residential area providing good access to local labour but no significant services within surrounding area.	2
Compatibility of adjoining uses	Predominantly residential area with three schools nearby, residential uses on 3 sides and Moreton Green open space to north. No constraints to B1 use.	4
Development and environmental constraints	Small, level, regular-shaped plot. Some potential constraints on the scale/form of redevelopment due to residential development on three sides. Within flood zone 1 but adjoining Moreton Green designated as Site of Importance for Nature Conservation (Policy NE6).	3
Market attractiveness	Low profile location but premises well maintained and unit fronting Middleton Road of high quality, but some units to rear lower quality. On-site parking. Few vacancies but being marketed.	3
Planning factors	Moreton Green is covered by Open Space Policies (Policies L5-L8) and designated as a Site of Importance for Nature Conservation (Policy NE6).	
Barriers to delivery	Unit fronting Middleton Road is well maintained which limits the scope to redevelop the whole site. May be future potential to redevelop parts of the rear of the site depending on future vacancy levels.	
Potential uses	Suitable for B1 use, or mixed use if could not be re-let as this.	
Timescale/availability	Long term (11+years)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services.	

Total Score: **16**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 75-77 Canterbury Road, Morden, SM4 6QW	Reference	S5
------------------	---	------------------	-----------



Total site area (ha)	0.06	Current uses	B1 – light industry studios
Undeveloped land (ha)	0	Number of units	4
Grid reference	526098,167786	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located near A297 on residential road with traffic calming measures. Over 5 km from A23 trunk road but via congested roads although strategic road access not critical to these uses.	2
Local accessibility (local road access and public transport)	Buses within walking distance of site. Within walking distance of St. Helier train station. Canterbury Road is largely residential with heavy on-street parking and traffic calming measures such as speed bumps. Site access is through narrow archway (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Access to local labour supply from surrounding residential areas. Within walking distance of Central Road and St Helier Avenue neighbourhood parade, both providing a wide range of services, less than 1 km south east of Morden Town Centre.	3
Compatibility of adjoining uses	Entirely surrounded by residential uses but not incompatible with site uses.	4
Development and environmental constraints	Small, rectangular site with terraced, single storey units on sloping gradient. No obvious development constraints. Located in Flood Zone 1. Fully developed	3
Market attractiveness	Modern, single storey, terraced, attractive B1 units within gated estate within residential area. No apparent vacancies. Attractive environment. On-site parking available.	4
Planning factors	No relevant planning factors.	
Barriers to delivery	Site is enclosed within residential area and forms part of existing terrace.	
Potential uses	Suited to B1; particularly starter units or small workshops.	
Timescale/availability	Modern occupied units limit redevelopment potential to beyond long term (15+ years)	
Contribution to Economic Strategy	Contributes to creative industry and business/professional target sectors.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	Central Works, R/O 48 Central Road, Morden, SM4 5RT	Reference	S6
------------------	--	------------------	-----------



Total site area (ha)	0.04	Current uses	B2 – carpeting/flooring company
Undeveloped land (ha)	0	Number of units	1
Grid reference	526083,168129	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A239 with relatively easy access to A3 approximately 4 km to the west, although via congested roads.	3
Local accessibility (local road access and public transport)	Buses on Central Road, St Helier and Morden South railway stations nearby. Reasonable vehicle access to site from Hazelwood Avenue – wide, with designated parking bays but restricted by on-street residents parking and from those accessing services on Central Road (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Local labour supply available from surrounding residential areas. Within walking distance of Central Road and St Helier Avenue neighbourhood parade, both providing a wide range of services. Morden Town Centre is less than 1 km away to north west.	3
Compatibility of adjoining uses	Medical centre and grocers shop on Central Road with residential flats at 1 st floor backing onto site. Rear access to flats is shared with employment site. Residential adjoins to north and west. Poor quality garage style units opposite site to rear of residential uses. Remainder of area is residential.	2
Development and environmental constraints	Small, regular shaped, flat site. No obvious development constraints. Located in Flood Zone 1. Site fully developed	3
Market attractiveness	Reasonably attractive local environment though area is dominated by residential uses. Site is currently fully occupied. Reasonable quality unit although rather old.	3
Planning factors	Located within Archaeological Priority Zone (BE13-BE14)	
Barriers to delivery	Occupied units in reasonable condition limits scope for redevelopment. Site constrained by surrounding uses.	
Potential uses	B1, B2, small scale B8 uses	
Timescale/availability	Redevelopment potential in Medium-Long Term (10-15 years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: 17

[Scoring: 5 = best, 1 = worst]

Site Name	341 London Road, Mitcham, CR4 4BE	Reference	S7
------------------	--	------------------	-----------



Total site area (ha)	0.2	Current uses	Mixed B1 (offices) Justin Plaza
Undeveloped land (ha)	0	Number of units	3 main buildings with multiple occupiers
Grid reference	527441,168382	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in UDP	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 which suffers from heavy congestion and over 5 km from strategic roads of the Borough.	2
Local accessibility (local road access and public transport)	Excellent access to Mitcham town centre transport facilities on London Road. Mitcham train station within walking distance. Vehicle access into the site is tight, off busy main road but on site parking (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Excellent access to local services and facilities on London Road and within walking distance of Mitcham Town Centre. Good access to labour supply from surrounding residential areas.	4
Compatibility of adjoining uses	Fronting London Road, with small industrial estate to rear. Either side of the building are rows of units with commercial uses at ground floor level (retail and offices) with residential or office uses at 1 st floor level. Similar units are located opposite, on the other side of London Road.	4
Development and environmental constraints	Small, level, regularly shaped site. Located in Flood Zone 1. Fully developed and no obvious development constraints.	4
Market attractiveness	High profile site, with reasonable quality units, although dated but with on-site parking. Some vacancies being marketed within building (~20%).	4
Planning factors	Located on Strategic Route Policy (RN2)	
Barriers to delivery	Currently fully developed. Access needs to be retained for industrial units to rear.	
Potential uses	Suited to B1 uses. Potential for mixed use if could not be let for this use	
Timescale/availability	Reasonable largely occupied premises indicates redevelopment potential would be medium/long term (10+ years)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services.	

Total Score: **22**

[Scoring: 5 = best, 1 = worst]

Site Name	Unit 1, 339 London Road, Mitcham, CR4 4BE	Reference	S8
------------------	--	------------------	-----------



Total site area (ha)	0.05	Current uses	B2 - Keith's Workshop Services
Undeveloped land (ha)	0	Number of units	1
Grid reference	527459,168368	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217, which suffers from heavy congestion and over 5 km from the strategic roads of the Borough.	2
Local accessibility (local road access and public transport)	Excellent access to Mitcham town centre transport facilities on London Road. Mitcham train station is within walking distance. Local access into the site is via poorly surfaced road via narrow, junction and untidy backland area with many parked vehicles (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Excellent access to local services and facilities on London Road and within walking distance of Mitcham Town Centre. Good access to labour supply from surrounding residential areas.	4
Compatibility of adjoining uses	Located within small industrial estate to rear of commercial properties on Cricket Green and London Road, including Justin Plaza office building. Overlooked by 1 st floor level flats on London Road. Similar B2 units surround unit.	4
Development and environmental constraints	Small, level, rectangular shaped site. Relatively constrained site, enclosed behind commercial buildings fronting main roads. In Flood Zone 1. Adjoins conservation area.	3
Market attractiveness	Located in area with similar units, despite low profile nature. Dated unit but of reasonable quality. Poor local access. No apparent vacancies in industrial units.	2
Planning factors	Adjacent to Cricket Green Conservation Area (Policies BE1-BE3).	
Barriers to delivery	Enclosed site with poor access.	
Potential uses	Small scale B1, B2 uses, limited B8 due to access restrictions	
Timescale/availability	Long term (15+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	358-364 London Road, Mitcham, CR4 3ND	Reference	S9
------------------	--	------------------	-----------



Total site area (ha)	0.1	Current uses	B2 (Kwik Fit garage)
Undeveloped land (ha)	0	Number of units	2
Grid reference	527503,168524	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 which suffers from heavy congestion and over 5 km from the strategic roads of the Borough.	2
Local accessibility (local road access and public transport)	Excellent access to Mitcham town centre transport facilities on London Road. Mitcham train station is within walking distance. London Road can be congested. Adequate site access junction (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Excellent access to local services and facilities on London Road and within walking distance of Mitcham Town Centre. Good access to labour supply from surrounding residential areas.	4
Compatibility of adjoining uses	A hand car wash site lies to the south, fronting London Road and residential uses to rear. A terrace fronting London Road with ground floor commercial uses and residential at 1 st & 2nd floor levels situated to the north. To the east, on the opposite side of London Road, is a B1 office block which includes a Job Centre.	3
Development and environmental constraints	Small, level, corner site, fully developed and with no obvious constraints to development other than location within conservation area. Within Flood Zone 1. Some scope for intensification.	3
Market attractiveness	Average quality workshop units but in high profile location within mixed use area. Fully occupied.	4
Planning factors	Within Cricket Green Conservation Area (Policies BE1-BE3) and on Strategic Route Policy (RN2)	
Barriers to delivery	Site is relatively unconstrained. Residential to rear may restrict potential uses.	
Potential uses	B1, or small scale B2 with scope for mixed use if cannot be let for these uses.	
Timescale/availability	Long term (15+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	106 Hill Road, Mitcham, CR4 2HR	Reference	S10
------------------	--	------------------	------------



Total site area (ha)	0.02	Current uses	B2 – Vehicle maintenance
Undeveloped land (ha)	0	Number of units	1
Grid reference	529028,170162	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located near to A216 (Streatham Road) providing easy access to A23 strategic road approximately 4 km to the east.	3
Local accessibility (local road access and public transport)	Lies at end of residential cul-de-sac with heavy on-street parking. Little turning space & cars from business are parking on street resulting in very poor access. Public transport on Streatham Road within walking distance (PTAL = 1b).	1
Proximity to urban areas and access to labour & services	Streatham Road local shops within walking distance of the site, providing limited range of services and local labour supply available from surrounding residential area.	3
Compatibility of adjoining uses	Residential uses to south and west on Hill Road, which is predominantly residential. Open space to rear and adjoining eastern boundary of site. Additional garage units further east, beyond open space (may also be in use by occupier of 106 Hill Road). Railway line runs past rear of site.	2
Development and environmental constraints	Small, rectangular level site with no obvious development constraints. Located in Flood Zone 1. Site is fully developed.	3
Market attractiveness	Constrained site at end of residential cul-de-sac. Poor quality units, and current use conflicts with residents over parking/vehicle access. Site is currently occupied.	2
Planning factors	Site of Importance for Nature Conservation located to rear	
Barriers to delivery	Site is constrained by location and surrounding residential uses.	
Potential uses	Suited to small scale B1/B2 uses with less traffic generation; scope for residential if current use ceases and cannot be re-let for acceptable B class uses.	
Timescale/availability	Redevelopment potential in short to medium term (5+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors of Economic Strategy.	

Total Score: **14**

[Scoring: 5 = best, 1 = worst]



Total site area (ha)	0.03	Current uses	B2 – motor vehicle repair and maintenance
Undeveloped land (ha)	0	Number of units	1
Grid reference	527813,168846	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located near A216 (Streatham Road) which provides easy access to A23 strategic road approximately 4 km to the east.	3
Local accessibility (local road access and public transport)	Excellent access to town centre public transport on London Road. Site access off Langdale Road, which has heavy on-street parking, and down a poorly surfaced alley with narrow site access junction with poor visibility (PTAL = 4).	3
Proximity to urban areas and access to labour & services	Good access to labour from surrounding residential areas. Excellent access to local services and facilities on London Road, Mitcham Town Centre.	4
Compatibility of adjoining uses	Located within enclosed area backed by rear of London Road commercial properties to the north and east and car parking areas for B1 offices to south. Rear gardens from dwellings on Langdale Avenue back into the site to the west.	2
Development and environmental constraints	Small, level, but irregularly shaped site located behind commercial and residential properties. Located in Flood Zone 1. Difficult access.	2
Market attractiveness	Very low profile site. Poor quality unit. Constrained location with poor access but unit is occupied and probably adequate for current use	1
Planning factors	Urban Village Policies.	
Barriers to delivery	Enclosed development site with poor site access and currently occupied.	
Potential uses	Adequate for current low cost maintenance/repair use or similar B1 uses. Due to constrained location, no obvious alternative uses if current use ceases and cannot be re-let.	
Timescale/availability	Redevelopment potential in medium term (10+ years)	
Contribution to Economic Strategy	Does not specifically contribute to target sectors within Economic Strategy.	

Total Score: **15**

[Scoring: 5 = best, 1 = worst]

Site Name	Commonside Business Centre, 1 Commonside West, Mitcham, CR4 4HA	Reference	S12
------------------	--	------------------	------------



Total site area (ha)	0.012	Current uses	B1 (Ganco Plc asset management)
Undeveloped land (ha)	0.001 (car park to front and rear)	Number of units	2
Grid reference	527977,168708	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located near A216 (Streatham Road) which provides easy access to A23 strategic road approximately 4 km to east.	3
Local accessibility (local road access and public transport)	Lies on A236 which is heavily congested with difficult junctions. Regular bus services on Commonside West, with Mitcham Eastland train station approximately 700m to north and Mitcham tram stop approximately 1km to south. Vehicle access into site is very narrow (PTAL = 1b).	3
Proximity to urban areas & access to labour & services	Large residential area to west of the site provides good access to local labour. On edge of Mitcham town centre with wide range of services.	4
Compatibility of adjoining uses	Residential uses to north and south with ground floor commercial use to north. Opposite the site to the east is a pond within Mitcham Common. Residential to rear.	4
Development & Environmental constraints	Small, level, regular-shaped site within flood zone 1 and fully developed. Location with conservation area may constrain redevelopment.	3
Market attractiveness	The unit is set back from the road in a medium profile location. Attractive high quality building that is fully occupied with on-site parking and with an attractive setting, although older accommodation that may have restricted market.	3
Planning factors	Within Conservation Area. Mitcham Common: Site Proposal, Site of Importance for Nature Conservation (NE6), Green Corridors (Policy NE8) and Open Space (Policies L5-8). Commonside West: Merton Light Railway (Policy PT2),	
Barriers to delivery	Attractive building and conservation area policies may limit scope for redevelopment. Site appears to be in single ownership.	
Potential uses	Suitable for B1 uses. Potential alternative uses if current use ceased and could not be re-let could include hotel or residential.	
Timescale/availability	Only likely to be available for redevelopment in long-term (15+ years).	
Contributes to Economic Strategy	Contributes to target sector of business and professional services.	

Total Score: 20

[Scoring: 5 = best, 1 = worst]

Site Name	159 Commonsides East, Mitcham, CR4 2QB	Reference	S13
------------------	---	------------------	------------



Total site area (ha)	0.1	Current uses	B2 – scrap & metal merchant
Undeveloped land (ha)	0	Number of units	3
Grid reference	528155,168807	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on narrow road near A216 (Streatham Road), which provides easy access to A23 strategic road approximately 4 km east of the site.	3
Local accessibility (local road access and public transport)	Located off the A236, a busy and congested road. Regular buses on Commonsides West, with Mitcham Eastland train station some 700m to north and Mitcham tram stop 1 km to south. Site lies on residential cul-de-sac, though with parking opposite used by residents and visitors to Mitcham Common. Site access junction is adequate (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Within a predominantly residential area providing good access to labour supply and on edge of Mitcham town centre with wide range of services.	4
Compatibility of adjoining uses	Adjoined by residential uses on 3 sides with Mitcham Common to the south.	2
Development & Environmental constraints	Small, level, square-shaped site with no obvious development constraints. Located in Flood Zone 1.	4
Market attractiveness	One good, two poor quality industrial units in low profile residential area. Currently occupied but unsightly appearance.	2
Planning factors	Urban Village Policies; Adjacent to the Cricket Green Conservation Area	
Barriers to delivery	Current use would need to be relocated while adjoining residential uses may limit scale/form of any redevelopment..	
Potential uses	Suited to current use and potentially small scale B1 units. May have long term potential for residential if current occupier could be relocated.	
Timescale/availability	Medium-Long term (10+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	339 Tamworth Lane, Mitcham, CR4 1DL	Reference	S14
------------------	--	------------------	------------



Total site area (ha)	0.061	Current uses	Sui Generis (Car sales)
Undeveloped land (ha)	0.018 (Car sales/car park)	Number of units	1
Grid reference	529047,168540	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in UDP	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 2-3 km from A23 strategic road, which is accessed relatively easily via A236 (Mitcham Road).	3
Local accessibility (local road access and public transport)	Site lies on residential road with speed bumps and near to a traffic light controlled junction with Manor Road, which is relatively unconstrained. Access to public transport via bus services on Manor Road and Tamworth Lane but over 1 km from a train station or tram stop (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Within a largely residential area providing good access to local labour. Within walking distance of Tamworth Lane neighbourhood parade which provides a limited range of services. Mitcham town centre is approximately 1.4 km to the west.	3
Compatibility of adjoining uses	Predominantly residential uses surrounding the site apart from a doctors surgery located adjacent to the unit, fronting Manor Road.	3
Development and environmental constraints	A small, level, narrow plot. Fully developed with no obvious development constraints.	3
Market attractiveness	Relatively low profile site on a residential road. The car showroom unit is average quality and could be adapted to a range of uses but is currently fully occupied with little scope for expansion.	2
Planning factors	Tamworth Lane and Manor Road allocated as Local Distributor Roads (Policy RN2). Manor Road is a Proposed Cycle Route (WC4).	
Barriers to delivery	Relatively modern units limit scope for redevelopment. The site is small and narrow which may limit range of alternative uses. No other significant barriers to redevelopment, particularly as site appears to be in single ownership.	
Potential uses	Reasonably suited to current use or to small scale B1 uses but may have potential for residential use if current occupier left and could not be re-let.	
Timescale/availability	Only likely to be available for redevelopment in the long term (15+ years).	
Contribution to Economic Strategy	No specific contribution to Economic Strategy.	

Total Score: **16**

[Scoring: 5 = best, 1 = worst]

Site Name	Wandle House, 10 Riverside Drive, Mitcham, CR4 4BU	Reference	S15
------------------	---	------------------	------------



Total site area (ha)	0.16	Current uses	Mixed B1 and D1 inc. A4E & Prisoner's Education Trust
Undeveloped land (ha)	0	Number of units	1 extended unit with multiple occupiers
Grid reference	527339,167866	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Located between 4-5km from the A23 strategic road accessed via the A217/A236 which has roundabout junction with the A23. Roads linking the site to A23 are congested.	2
Local accessibility (local road access and public transport)	Good access to Mitcham town centre transport facilities on London Road and good local road accessibility on Riverside Drive, though there is much on-street parking on both sides of the road. Site is near to Mitcham tram stop on Tramway Path. Mitcham Junction train station is 1 km away. Site access junction is adequate (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Within walking distance of London Road local shops with a limited range of services. Excellent access to labour from surrounding residential areas.	3
Compatibility of adjoining uses	Surrounded by residential uses, but not incompatible with current site uses. Lies approximately 220 m west of Willow Lane Industrial Estate.	5
Development and environmental constraints	Small, square-shaped, level plot. River Wandle runs 20m south of the site, and puts the site within Flood Zone 2. Fully developed but location within conservation area could constrain redevelopment.	3
Market attractiveness	Relatively low profile, though premises of reasonable quality. No apparent vacancies within site.	3
Planning factors	Within Area at risk from flooding once every 100 years; Within Conservation Area; Site proposal to south (4P – Grove Mill, 475 London Road); Site of Importance for Nature Conservation Policy to south	
Barriers to delivery	Premises fully occupied and reasonably modern with little opportunity for expansion or intensification. Surrounding uses could limit potential redevelopment options.	
Potential uses	Suited to B1 uses but mixed use could be possible if could not be re-let for this.	
Timescale/availability	Medium to Long-term (10+ years)	
Contribution to Economic Strategy	Potential to contribute to business and professional services sector.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name**32 Eveline Road, Mitcham, CR4 3LE****Reference****S16**

Total site area (ha)	0.16	Current uses	B1 (light industrial) and B2
Undeveloped land (ha)	0	Number of units	2
Grid reference	527749,169575	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 5 km from A23 strategic road via the A216, which suffers from congestion.	2
Local accessibility (local road access and public transport)	Good access to town centre public transport on London Road. Local access on Eveline Road is relatively poor for larger vehicles due to on-street parking and traffic calming measures, including speed bumps and a one-way system. There are no tube or railway stations nearby (PTAL = 3).	2
Proximity to urban areas and access to labour & services	Easy access to a limited range of services at London Road local shops. Excellent access to labour from surrounding residential areas.	3
Compatibility of adjoining uses	B1/B2 uses adjoin on western boundary, residential to east and south and allotments to north. A small industrial estate is located less than 200 m west of the site on Mortimer Road.	3
Development and environmental constraints	Small/medium sized, rectangular, level plot, without any obvious constraints to development. Fully developed with no scope for intensification.	4
Market attractiveness	Low profile site with relatively poor quality, older small industrial units. No apparent vacancies and forms part of larger industrial site. General environment not particularly attractive.	2
Planning factors	Site proposal north of site (18P Eveline Road Allotments – agricultural employment)	
Barriers to delivery	Little opportunity for expansion on intensification of the site. Surrounding uses may limit potential redevelopment options.	
Potential uses	Small scale B1, B2.	
Timescale/availability	Redevelopment potential in medium-term (5+ years)	
Contribution to Economic Strategy	May have potential to accommodate creative industries seeking low cost premises in Mitcham growth area.	

Total Score: 16

[Scoring: 5 = best, 1 = worst]

Site Name	245-249 Church Road, Mitcham, CR4 3BH	Reference	S17
------------------	--	------------------	------------



Total site area (ha)	0.01	Current uses	Vacant B2/B8
Undeveloped land (ha)	0	Number of units	4
Grid reference	526804,169340	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 5 km from A23 strategic road via the A236 which suffers from congestion problems.	2
Local accessibility (local road access and public transport)	Adequate site access directly of Church Road, a busy through-road linking A236 (Western Road) with A217 (London Road). Buses on Church Road, tram stops some 0.5-1 km to south and Colliers Wood tube station approximately 1 km to north (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Within residential area providing access to labour. Cobham Court local shops within walking distance providing a limited range of services and wider range of services in Colliers Wood town centre 0.4 km to north.	4
Compatibility of adjoining uses	Within predominantly residential area with residential directly to north and east of site. Hawthorne Avenue bounds site to south with residential and ground floor commercial units beyond. Residential flats are located opposite the site, on the other side of Church Road.	3
Development and environmental constraints	Small, level site which is fully developed and within flood zone 1. No obvious constraints to development.	3
Market attractiveness	Contains 4 vacant units of relatively old, medium-low quality. Within medium profile location and units being marketed but no sign of recent investment	2
Planning factors	Within Archaeological Priority Zone.	
Barriers to delivery	Vacant, older and relatively unattractive units with no obvious barriers to redevelopment but ownership unknown.	
Potential uses	Suited to small scale B1, B2, B8 uses;	
Timescale/availability	Units available in the short term (Less than 5 years) and redevelopment potential in medium term (5+ years).	
Contribution to Economic Strategy	Not currently contributing to the target sectors of the Economic Strategy but could provide low cost units for creative industries	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 236 Central Road, Morden, SM4 5RT	Reference	S18
------------------	--	------------------	------------



Total site area (ha)	0.016	Current uses	Unknown – possible workshop
Undeveloped land (ha)	0.01 (on-site), 0.04 (land to west), 0.06 (land to east)	Number of units	1
Grid reference	525463,167665	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A239 between 4-5 km from A3 strategic road via A24/B279/A298 but these roads can be heavily congested.	3
Local accessibility (local road access and public transport)	The site access via poorly surfaced passage from Central Road. Bus services on Central Road and within 500m of both Morden South and St Helier train stations (PTAL = 3).	2
Proximity to urban areas and access to labour & services	Within walking distance of Central Road and St Helier Avenue neighbourhood parade, providing a wide range of services. Morden town centre approximately 800m to north. Surrounding area is predominantly residential, providing access to local labour supply.	3
Compatibility of adjoining uses	Mosque to north, open space to east with Primary School and Morden South train station beyond. Open ground to west which links to mosque car park and the railway line beyond, with predominantly residential development to the south.	3
Development and environmental constraints	Small, level and fully developed. Within Flood Zone 1. Some trees on northern and western edges of the plot but appear to be no significant constraints to the development.	3
Market attractiveness	Very low profile site, between residential development and a mosque. Unit in relatively poor condition. Appeared vacant, and use unknown. Isolated site that would only attract limited range of occupiers.	1
Planning factors	Within Archaeological Priority Zone, Site of Importance for Nature Conservation and Green Corridor. Adjacent to a specific Site Proposal 29P (Abbotsbury Field).	
Barriers to delivery	Located to the rear of units with a narrow access. Potential for redevelopment, possibly with adjacent land.	
Potential uses	May be adequate for small workshop use; if continued vacancy and difficult to re-letting, scope for residential development or uses associated with the mosque.	
Timescale/availability	Redevelopment potential in short to medium-long term (5+ years).	
Contribution to Economic Strategy	Site appears largely vacant so is not contributing to Economic Strategy.	

Total Score: **14**

[Scoring: 5 = best, 1 = worst]

Site Name	227 Central Road, Morden, SM4 5SP	Reference	S19
------------------	--	------------------	------------



Total site area (ha)	0.01	Current uses	Vacant B1/B2
Undeveloped land (ha)	0.007	Number of units	6
Grid reference	525496,167567	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	On A239 between 4-5 km from A3 strategic road, which is accessed relatively easily via A24/B279/A298 but these often heavily congested.	3
Local accessibility (local road access and public transport)	Access from narrow residential road with significant on-street parking and via narrow access between two dwellings. Buses on Central Road and within 500m of both Morden South and St Helier train stations (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Just within walking distance of Grand Drive neighbourhood parade which provides a limited range of services and Morden town centre is approximately 800m away to north. Surrounding area predominantly residential providing good access to local labour.	2
Compatibility of adjoining uses	Residential development to north and east, railway line to west and recreation ground to south.	2
Development and environmental constraints	Small, level and fully developed site, bounded by railway line to west with trees on western edge of the site and within Flood Zone 1. No significant development constraints.	3
Market attractiveness	Site is vacant but being marketed. Units are relatively old, unattractive and in poor condition. Site is very low profile and close to residential development.	2
Planning factors	Within Archaeological Priority Zone and adjacent to Site of Importance for Nature Conservation and a Green Corridor.	
Barriers to delivery	Existing units are vacant, old and unattractive and have potential for redevelopment with no obvious significant barriers to delivery.	
Potential uses	Potential for small scale, low cost B1/workshops but scope for residential if cannot be let for such B class uses.	
Timescale/availability	Available in the short term (Less than 5 years).	
Contribution to Economic Strategy	Not currently contributing to target sectors of Economic Strategy.	

Total Score: **14**

[Scoring: 5 = best, 1 = worst]

Site Name	2-4 Quintin Avenue, London, SW20 8LD	Reference	S20
------------------	---	------------------	------------



Total site area (ha)	0.05	Current uses	Vacant; parking currently used by Britannia Driving School.
Undeveloped land (ha)	0	Number of units	1
Grid reference	524568,169524	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located near A298 (Kingston Road) with direct access to A3 approximately 3 km to east via a slip road junction.	3
Local accessibility (local road access and public transport)	Good access to public transport on Kingston Road and within 300m of Wimbledon Chase train station. Site access from Quintin Avenue, a cul-de-sac without suitable turning area and road has residents' parking bays on both sides. Unsuitable for large vehicles (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Walking distance from a range of services at Merton Hall Road and Merton Park Parade neighbourhood parade. Excellent access to labour from surrounding residential areas.	4
Compatibility of adjoining uses	On predominantly residential road. Residential to north and west. Commercial properties fronting Kingston Road and Merton Hall Road back onto southern and eastern edges of the site and have residential flats above.	2
Development and environmental constraints	Mid-sized, square, level plot; site fully developed with 1-2 storey building; within conservation area but no other obvious constraints to redevelopment. Located in Flood Zone 1.	3
Market attractiveness	Vacant but marketed as economical warehouse/factory unit. Relatively old, unattractive premises in average condition.	2
Planning factors	Within Wimbledon Chase Conservation Area and Archaeological Priority Zone. Previous applications to redevelop for housing refused on grounds of loss of employment site.	
Barriers to delivery	Little scope for expansion or modernisation. Surrounding residential uses restrict redevelopment options. Conservation area could constrain form/scale of redevelopment.	
Potential uses	Suitable for small scale, low cost small scale B1 uses; but understood to be vacant for some time and, if cannot be let for B uses, scope for residential	
Timescale/availability	Short-Medium term (5+ years)	
Contribution to Economic Strategy	Vacant site, but could accommodate low cost creative industry sectors.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	Front Warehouse, 424/426 Kingston Road, London, SW20 8LL	Reference	S21
------------------	---	------------------	------------



Total site area (ha)	0.023	Current uses	B1/B8 (Imaging and data archiving)
Undeveloped land (ha)	0 (on site), 0.014 (land to north)	Number of units	2
Grid reference	524014,169458	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located near A298 (Kingston Road) with direct access to A3 approximately 3 km east via a slip road junction.	3
Local accessibility (local road access and public transport)	Direct access off Kingston road, but adjacent sharp bend. Buses on Kingston Road and Wimbledon Chase train station approximately 300m to east (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Within residential area so good access to local labour. Walking distance from a range of services at Merton Hall Road and Merton Park Parade neighbourhood parades but not near a town centre.	3
Compatibility of adjoining uses	Bounded by residential development to east and west, used car sales area to south and vacant plot to north.	2
Development and environmental constraints	Medium sized, level, narrow site that is fully developed. Within Flood Zone 1. No obvious development constraints.	3
Market attractiveness	Good quality 1 and 2 storey, reasonably modern industrial units in medium profile location, with frontage to Kingston Road and fully occupied.	4
Planning factors	Kingston Road designated as London Distributor Road and Existing Cycle Route. A site specific proposal applies to car sales area south of the site. Conservation Area lies across road.	
Barriers to delivery	Narrow site bounded by residential development on two sides. Occupied, modern units limit scope for redevelopment.	
Potential uses	Suitable for small scale B1 and B8 uses.	
Timescale/availability	Currently in use; redevelopment potential only in long-term (15+years).	
Contribution to Economic Strategy	Does not contribute to Economic Strategic target sectors	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	492 Kingston Road, London, SW20 8DX	Reference	S22
------------------	--	------------------	------------



Total site area (ha)	0.011	Current uses	Vacant A1/B1 (offices/showroom)
Undeveloped land (ha)	0	Number of units	1
Grid reference	523849,169427	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Lies near A298 (Kingston Road) giving direct access to A3 via slip road junction approximately 3 km to east.	3
Local accessibility (local road access and public transport)	Site access off Kingston road, which is busy. Buses on Kingston Road with bus stop adjacent site. Wimbledon Chase rail station approximately 500m to east (PTAL = 4).	3
Proximity to urban areas and access to labour & services	Within residential area providing good access to labour. Within walking distance of Kingston Road neighbourhood parade providing a wide range of services.	3
Compatibility of adjoining uses	Located within centre of small terrace of 3 ground floor commercial units with residential above, one unit vacant, other B2. Residential dwellings are located to the east beyond and a small community Church is located to the west, beyond the terrace. Residential to rear.	4
Development and environmental constraints	Very small, level site that is fully developed. Within Flood Zone 1. No obvious development constraints.	3
Market attractiveness	Small older vacant former shop unit in medium profile location. Currently being marketed for showroom and offices. The unit appears adaptable for range of small scale business uses.	3
Planning factors	Kingston Road identified as an Existing Cycle Route.	
Barriers to delivery	Part of terrace and cannot be expanded or redeveloped individually.	
Potential uses	Suitable for B1, sui generis or retail.	
Timescale/availability	Vacant unit currently available in the short term (less than 5 years); redevelopment potential would be long term (15+years) along with adjacent units.	
Contribution to Economic Strategy	Potential to accommodate creative industry use	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name**R/O 49-51 Firstway, London, SW20 0JD****Reference****S23**

Total site area (ha)	0.12	Current uses	Unknown
Undeveloped land (ha)	0	Number of units	Multiple small garage style units
Grid reference	523111,169108	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located near A298 (Bushey Road) providing direct access to A3 via slip road junction approximately 1 km east of the site but via local residential road.	3
Local accessibility (local road access and public transport)	Raynes Park train station within 200m. Buses on Grand Drive. Firstway is a residential cul-de-sac although most properties have driveways, limiting on street parking. Reasonable site access off Firstway, though area adjoining garage units is narrow for vehicles turning (PTAL = 5).	3
Proximity to urban areas and access to labour & services	Excellent access to labour from surrounding residential areas and within walking distance of a wide range of services at Coombe Lane neighbourhood parade and Approach Road and Station buildings local shops.	3
Compatibility of adjoining uses	Site located behind housing on Firstway and adjoined on 3 sides by residential uses. Railway line runs above northern boundary.	2
Development and environmental constraints	Small, level, rectangular plot, with no obvious constraints to development. Developed with single storey garage units. Site enclosed to the rear with no scope for expansion. Within Flood Zone 1.	2
Market attractiveness	Site not in use at time of site visit. No signage or marketing. Very low profile site, with units in poor condition and unattractive environment.	1
Planning factors	No relevant planning factors relating to site.	
Barriers to delivery	Site enclosed between railway line and housing on Firstway.	
Potential uses	No obvious potential for good quality B1 uses – possibly small B1/B2 workshop/business. Otherwise, scope for residential use.	
Timescale/availability	Redevelopment potential in short-medium term, depending on ownership and vacancy position (5+ years)	
Contribution to Economic Strategy	Not currently contributing to targets sectors within Economic Strategy	

Total Score:**14**

[Scoring: 5 = best, 1 = worst]

Site Name	358B Grand Drive, London, SW20 9NQ	Reference	S24
------------------	---	------------------	------------



Total site area (ha)	0.124	Current uses	B8 (Building merchants)
Undeveloped land (ha)	0.074	Number of units	2
Grid reference	523755,167392	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on Grand Drive which links to Bushey Road, with slip road junction onto A3 approximately 1-2 km from site.	3
Local accessibility (local road access and public transport)	Accessed off Grand Drive which is a busy through-road. Buses can be found on Grand Drive. All train stations are over 1 km from the site. Site access off Grand Drive potentially narrow for larger vehicles (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Adjacent to Grand Drive neighbourhood parade, providing a limited range of services. Morden town centre, with wide range of services some 1.8 km to the east. Residential area to north provides access to labour.	3
Compatibility of adjoining uses	Residential development adjoining to east, garages to the north and a shopping parade adjoins site on all other sides.	2
Development and environmental constraints	A medium sized, level site that is currently fully occupied and within Flood Zone 2. Partly developed with single storey units and open storage. No opportunity for significant expansion.	3
Market attractiveness	Site occupied. Low profile location with no clear frontage but adverts on Grand Drive. The units are of low quality and condition	3
Planning factors	Designated Neighbourhood Parade on Grand Drive frontage. Within Archaeological Priority Zone and Area at Risk of Flooding Every 100 Years.	
Barriers to delivery	Tightly bound by development on all sides, but otherwise no constraints to development	
Potential uses	Adequate for current use; scope for low cost, small scale B1 uses. Scope for residential if becomes vacant and cannot attract former uses.	
Timescale/availability	Site is currently occupied but contains low quality units, so potential for redevelopment in the medium-long term (10-15 years).	
Contribution to Economic Strategy	Contributes to construction sector	

Total Score: **16**

[Scoring: 5 = best, 1 = worst]

Site Name	14 Seaforth Avenue, New Malden, KT3 6JP	Reference	S25
------------------	--	------------------	------------



Total site area (ha)	0.06	Current uses	B1 (light industry). Occupier:- Cool Environmental Services
Undeveloped land (ha)	0	Number of units	1
Grid reference	522763,168342	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium-High

Criteria	Comment	Score (out of 5)
Strategic access	Approximately 1 km east of A3 with good links to it via A298 which has a slip road junction with the strategic road, but via residential roads which are narrow with on street parking.	4
Local accessibility (local road access and public transport)	Excellent access to public transport on Burlington Road. Motspur Park train station within easy walking distance. Site access is poor with very narrow access arch off Seaforth Avenue. Level crossing can cause queuing on West Barnes Lane, blocking access to Seaforth Avenue (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Within largely residential area so good access to labour. Excellent access to Burlington Road local shops providing a range of services, including large supermarket.	4
Compatibility of adjoining uses	Residential properties to south and east; B1/B2 workshops to north, behind commercial properties fronting Seaforth Avenue; railway line runs across western boundary.	2
Development and environmental constraints	Located within small 'T'-shaped level plot, located behind residential and commercial properties. Narrow site access and irregular shaped site. Within Flood Zone 2.	2
Market attractiveness	Currently fully occupied. Low profile site. Reasonable quality unit. Constrained location and surrounding uses limit development potential. Appears adequate for current use.	2
Planning factors	Within Area at risk from flooding once every 100 years	
Barriers to delivery	Enclosed development with poor site access.	
Potential uses	Suited to current use or other small scale B1; scope for residential if cannot be re-let for these uses	
Timescale/availability	Current uses limit redevelopment potential to Medium-Long term (10+ years)	
Contribution to Economic Strategy	Not currently contributing to targets sectors within Economic Strategy.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 6-8 Seaforth Avenue, New Malden, KT3 6JP	Reference	S26
------------------	---	------------------	------------



Total site area (ha)	0.03	Current uses	Unknown – likely B1 (light industry) or B2
Undeveloped land (ha)	0	Number of units	2
Grid reference	522765,168382	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium-High

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 1km to the east of the A3. The site has good links to the A3 via the A298 which has a slip road junction with the strategic road. However, the residential roads which link the site with the strategic road network are narrow with on street parking.	4
Local accessibility (local road access and public transport)	Excellent access to public transport on Burlington Road. Motspur Park train station within easy walking distance. Site access is poor with very narrow access arch off Seaforth Avenue. Level crossing can cause queuing on West Barnes Lane, blocking access to Seaforth Avenue (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Largely residential area so good access to labour. Excellent access to Burlington Road local shops providing a range of services, including large supermarket.	4
Compatibility of adjoining uses	Workshop located to the south of the site (see proforma S25). Residential properties to north; Site is to rear of terrace fronting Seaforth Avenue with vacant ground floor B1 units and residential / B1 above. Railway line runs across western boundary.	2
Development and environmental constraints	Located within small 'T'-shaped level plot, located behind residential and commercial properties. Narrow site access and irregular shaped site. Site is fully developed, no scope for intensification. Flood Zone 2.	2
Market attractiveness	Low profile site. Reasonable quality units. Unclear whether units are occupied. Constrained location and surrounding uses limit development potential.	2
Planning factors	Within Area at risk from flooding once every 100 years	
Barriers to delivery	Little scope for expansion or intensification due to constrained nature of site.	
Potential uses	Suited to current use or other small scale B1; scope for residential if cannot be re-let for these uses	
Timescale/availability	Short Term (within 5 years)	
Contribution to Economic Strategy	Current use unknown but unlikely to be contributing to target sectors within the Economic Strategy.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	Cavendish House, Cavendish Avenue, New Malden, KT3 6QQ	Reference	S27
------------------	---	------------------	------------



Total site area (ha)	0.04	Current uses	B1
Undeveloped land (ha)	0	Number of units	1
Grid reference	522532,168202	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Good links to A3 via Burlington Road and a slip road junction less than 1 km to the east although Burlington Road can suffer from congestion.	5
Local accessibility (local road access and public transport)	Excellent access to public transport facilities on Burlington Road. Motspur Park train station within walking distance. Site access off Cavendish Avenue is good, though on-street parking on both sides of road could constrain site, particularly during drop off/pick up times for schools on Burlington Road (PTAL = 2/3).	4
Proximity to urban areas and access to labour & services	Largely residential area so good access to labour. Within Burlington Road local shops, which provides a range of services, including large supermarket.	4
Compatibility of adjoining uses	Residential uses to south and east and beyond down Cavendish Avenue. Cavendish House adjoins large commercial property fronting Burlington Road to northern and western boundaries of the site.	4
Development and environmental constraints	Small, rectangular shaped plot. Fully developed site with no obvious development constraints. Within Flood Zone 1. No scope for expansion.	4
Market attractiveness	High quality if older office unit and reasonably high profile site due to location just off Burlington Road. Fully occupied.	4
Planning factors	Adjacent to area at risk from flooding once every 100 years.	
Barriers to delivery	Limited scope for expansion. Surrounding dwellings may limit development options	
Potential uses	Suitable for B1 uses	
Timescale/availability	Redevelopment potential only in long-term (15+ years)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services in Economic Strategy.	

Total Score: **25**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 274 Burlington Road, New Malden	Reference	S28
------------------	--	------------------	------------



Total site area (ha)	0.01	Current uses	Unknown – possibly small workshop
Undeveloped land (ha)	0	Number of units	1
Grid reference	522611,168249	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Good links to A3 via Burlington Road and slip road junction less than 1km to east although Burlington Road can suffer from congestion.	5
Local accessibility (local road access and public transport)	Excellent access to town centre public transport on Burlington Road. Motspur Park train station within walking distance. Burlington Road often congested, particularly during drop off/pick up times for nearby schools. Very narrow, poorly surfaced site access off Cavendish Avenue (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from surrounding residential areas. Within Burlington Road local shops, which provides a range of services, including large supermarket.	4
Compatibility of adjoining uses	Within small enclosed rear area with mixed garages/parking. Located behind residential and commercial properties fronting Burlington Road. Otherwise surrounded by residential rear gardens and garages.	2
Development and environmental constraints	Small, irregular shaped site. Constrained down very narrow access. Within Flood Zone 1. No scope for expansion or intensification.	2
Market attractiveness	Low profile site though near busy main road with wide range of uses. Current use and occupancy unknown. Small, older unit.	2
Planning factors	Adjacent to area at risk from flooding once every 100 years	
Barriers to delivery	Unit is constrained by surrounding uses.	
Potential uses	Possibly small workshop or storage relating to use fronting Burlington Road.	
Timescale/availability	Redevelopment potential in medium term (5+ years)	
Contribution to Economic Strategy	Current use unknown, but appears unlikely to contribute to Economic Strategy.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	Thornton House, Thornton Road, London, SW19 4NG	Reference	S29
------------------	--	------------------	------------



Total site area (ha)	0.08	Current uses	Wimbledon Village Business Centre (mixed B1)
Undeveloped land (ha)	0	Number of units	Multiple occupiers (~24)
Grid reference	523949,170505	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium-High

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 3 km from A3 via the A219 which has a large junction with A3. However, link roads to A219 are residential with on-street parking.	3
Local accessibility (local road access and public transport)	Public transport within walking distance in Wimbledon town centre. Buses within walking distance on Ridgeway. Adequate site access from Thornton Road, a narrow residential road with parking bays and traffic calming but site has own dedicated car park (PTAL = 1b).	3
Proximity to urban areas and access to labour & services	Just within walking distance of Wimbledon town centre's range of local services and facilities. Good local labour pool from surrounding residential areas.	3
Compatibility of adjoining uses	Adjoins similar mixed B1 building to east, residential to north and west and car parking area with residential beyond to south. Thornton Road is predominantly residential uses but with some high quality B1 units.	4
Development and environmental constraints	Small site of rectangular shape on slight slope. Within Conservation Area but no obvious significant development constraints. Within Flood Zone 1.	4
Market attractiveness	Very high quality office units in reasonably modern premises in good condition and attractive environment. No apparent vacancies.	4
Planning factors	Within Conservation Area and adjacent to Archaeological Priority Zone	
Barriers to delivery	No scope for expansion or intensification; modern occupied premises limits scope to redevelop	
Potential uses	Suited to B1 – particularly high value firms and starter units	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Contributes to target sectors of business and professional services and creative industries.	

Total Score: **21**

[Scoring: 5 = best, 1 = worst]

Site Name	Faraday House, 30 Thornton Road, London, SW19 4NQ	Reference	S30
------------------	--	------------------	------------



Total site area (ha)	0.03	Current uses	B1 (exhibition magazine publisher)
Undeveloped land (ha)	0	Number of units	Multiple – currently single occupier
Grid reference	523967,170507	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 3 km east of A3 via A219 which has a large junction with A3 but through residential roads with heavy on-street parking.	3
Local accessibility (local road access and public transport)	Town centre public transport within walking distance in Wimbledon Town Centre. Buses also within walking distance on Ridgeway. Thornton Road has number of dedicated on-street parking bays and traffic calming measures. Thornton House has own dedicated car park on site with adequate site access (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Just within walking distance of Wimbledon Town Centre with large range of local services and facilities. Good labour pool from surrounding residential areas.	3
Compatibility of adjoining uses	Adjoins mixed B1 building to west, residential to north and east and car park with residential beyond to the south. Thornton Road is predominantly residential but with a number of high quality B1 units.	4
Development and environmental constraints	Small site of rectangular shape on slight slope. No obvious development constraints. Within Flood Zone 1.	4
Market attractiveness	Very high quality building in attractive environment. No apparent vacancies. Medium profile.	4
Planning factors	Within Conservation Area and adjacent to Archaeological Priority Zone	
Barriers to delivery	Fully developed, sloping site and limited options for expansion or intensification	
Potential uses	B1 – particularly high value firms and starter units	
Timescale/availability	Redevelopment potential only in longer term (15+ years)	
Contribution to Economic Strategy	Contributes to creative industries target sector within the Economic Strategy.	

Total Score: **21**

[Scoring: 5 = best, 1 = worst]

Site Name	49 Merton Hall Road, London, SW19 3PR	Reference	S31
------------------	--	------------------	------------



Total site area (ha)	0.04	Current uses	B1/education (Student support office)
Undeveloped land (ha)	0.0295 (car park and gardens)	Number of units	1
Grid reference	524446,169909	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 3 km east of A3 and near A298 (Kingston Road) which has direct links to strategic road network.	3
Local accessibility (local road access and public transport)	Merton Hall Road is residential road with on-street parking and traffic calming measures. Buses on A238 (Kingston Road) to south. Wimbledon Chase train station approximately 600m to south and Dundonald Road tram stop approximately 500m to the north (PTAL = 2/3).	3
Proximity to urban areas and access to labour & services	Wimbledon town centre 600m to north and within walking distance of Merton Hall Road Neighbourhood parade, providing a wide range of services. Wimbledon College of Art across the road. Within a predominantly residential area providing local access to labour.	3
Compatibility of adjoining uses	Within residential area and residential uses adjoin site. Wimbledon College of Art across Merton Hall Road and this site forms part of the office support for the college.	4
Development and environmental constraints	Small, level site that is fully occupied and in Flood Zone 1. Site fully developed with 3 storey former house. There are no obvious constraints to the development of this site.	3
Market attractiveness	Victorian house converted into offices. The building is externally high quality but not purpose built for offices and may not be suitable to all occupiers. Maintained by Wimbledon College of Art and fully occupied. Location of the unit is low profile.	3
Planning factors	Within Conservation Area. Open space to rear is designated under Open Space Policies.	
Barriers to delivery	Converted house that will not be adaptable to other employment uses. It is semi-detached therefore can only be redeveloped along with the adjacent unit.	
Potential uses	Suitable for residential, B1, education or a hotel.	
Timescale/availability	Only likely to be available in the long term (15+ years).	
Contribution to Economic Strategy	Does not contribute to target sectors.	

Total Score: 19

[Scoring: 5 = best, 1 = worst]

Site Name	24 Kings Road, London, SW19 8QN	Reference	S32
------------------	--	------------------	------------



Total site area (ha)	0.063	Current uses	B1 (Royal Medical Benevolent Fund)
Undeveloped land (ha)	0.024	Number of units	2
Grid reference	525125,170596	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Approximately 4 km east of the A3 via A219 but also through Wimbledon Town Centre which is heavily congested.	2
Local accessibility (local road access and public transport)	Adequate site access off Kings Road, a residential road with on-street parking, and site contains small car park. Within walking distance (150m) of Wimbledon town centre with wide range of bus services and train and tube station (PTAL = 6a).	5
Proximity to urban areas and access to labour & services	Located on edge of Wimbledon town centre with wide range of services and within residential area providing good access to labour supply.	5
Compatibility of adjoining uses	Within predominantly residential area on edge of Wimbledon town centre with residential uses adjoining site. Compatible with current B1 use.	4
Development and environmental constraints	Small, level site within Flood Zone 1 which has no obvious development constraints. Site fully developed with 2 storey former house. No scope for intensification.	3
Market attractiveness	Occupied attractive Victorian building in good condition in low profile location on the edge of town centre. Not purpose built offices within older converted house so limited range of occupiers but suitable for small office uses.	4
Planning factors	Within a Conservation Area. Near an Historic Park and Garden and Open Space.	
Barriers to delivery	The existing building is converted dwelling with limited potential for adaption to other employment uses. An attractive building within a Conservation area which also limits its potential for redevelopment.	
Potential uses	Suitable for B1 office use.	
Timescale/availability	Occupied premises in good condition so redevelopment potential only likely to be possible in long term (15 + years)	
Contribution to Economic Strategy	Contributes towards target sector of business & professional services as a high quality B1 unit in the Greater Wimbledon growth area.	

Total Score: **23**

[Scoring: 5 = best, 1 = worst]

Site Name	8 Burgess Mews, London, SW19 1ES	Reference	S33
------------------	---	------------------	------------



Total site area (ha)	0.1	Current uses	B1 (mixed offices, studios)
Undeveloped land (ha)	0.0293 (car park/access)	Number of units	8
Grid reference	525839,170608	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 5 km east of A3 via A219 but also through Wimbledon Town Centre which is heavily congested.	2
Local accessibility (local road access and public transport)	Located on residential road with on-street parking. Site access is narrow but adequate and with some on-site parking. Buses on The Broadway, trains from Haydon's Road train station approximately 600m to the north and Merton tube station approximately 600m to south (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Within residential area providing access to local labour. Lies between Wimbledon town centre (200m to west) and Colliers Wood town centre (500m to south) and is within walking distance of Merton Road shops.	5
Compatibility of adjoining uses	Adjoined by residential development but within purpose built mews development.	4
Development and environmental constraints	Small-medium sized, level site that is fully developed and within Flood Zone 1. No obvious constraints to development.	4
Market attractiveness	Attractive buildings in modern development of small B1 units within mews and within close proximity of services. On-site parking. Site is managed with only one vacant unit being marketed.	4
Planning factors	No relevant planning factors.	
Barriers to delivery	Site tightly bound on 3 sides by residential development with narrow access. Contains 8 units which can be occupied by a range of small-scale occupiers.	
Potential uses	Suitable for B1.	
Timescale/availability	Modern occupied units so redevelopment potential only in long term (15 +years).	
Contribution to Economic Strategy	Contributes to creative and professional target sectors in economic strategy.	

Total Score: **22**

[Scoring: 5 = best, 1 = worst]

Site Name	89B Quicks Road, London, SW19 1EX	Reference	S34
------------------	--	------------------	------------



Total site area (ha)	0.044	Current uses	B1 Managed Workspace
Undeveloped land (ha)	0	Number of units	1 (Multiple occupiers)
Grid reference	525857,170431	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 5 km east of A3, accessed via A219 but through Wimbledon town centre which is heavily congested.	2
Local accessibility (local road access and public transport)	On junction of 2 residential roads with heavy on street-parking and congested. No vehicle access or on-site parking. Bus services nearby on The Broadway, with Merton tube station approximately 350m to south and Haydon's Road train station approximately 700m to the north (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Within residential area providing good access to local labour supply. Within 300m of Wimbledon and Colliers Wood town centres. Also adjacent to Merton Road shops.	5
Compatibility of adjoining uses	Surrounded by residential development with recreation ground to north east. These uses not incompatible with B1.	4
Development and environmental constraints	Small, level site that is fully developed with converted church building and within Flood Zone 1 with no obvious development constraints.	3
Market attractiveness	Attractive converted building in attractive area close proximity to services. Appears to be managed and with no vacancies. No on-site parking.	4
Planning factors	None relevant	
Barriers to delivery	Building is a converted church which limits its adaptability. It has been relatively recently renovated and appears to be fully occupied which restricts the site's redevelopment potential.	
Potential uses	Suited to B1 uses. If not re-lettable for such use, may have potential for community or residential uses.	
Timescale/availability	Only likely to be available in the long term (15 +years).	
Contribution to Economic Strategy	Could accommodate creative industries or small business services firms within the Greater Wimbledon growth area.	

Total Score: **21**

[Scoring: 5 = best, 1 = worst]

Site Name	145 Effra Road, London, SW19 8PU	Reference	S35
------------------	---	------------------	------------



Total site area (ha)	0.14	Current uses	Vacant B2
Undeveloped land (ha)	0	Number of units	2
Grid reference	526022,170928	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Over 5 km from strategic road network via residential roads but near to A218 (Haydon's Road) which provides links to strategic roads. However, Haydon's Road can be heavily congested due to proximity to Wimbledon Town Centre.	1
Local accessibility (local road access and public transport)	Effra Road is residential road with on-street parking and traffic calming measures. No turning lane from Haydon's Road, which is often congested. Access into the site is narrow between 2 dwellings (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Within residential area providing good access to local labour. Wimbledon town centre 600m to west, Colliers Wood town centre 400m to east and local services on Haydon's Road Neighbourhood parade.	4
Compatibility of adjoining uses	Adjoins Hindu temple with residential development on all other sides.	1
Development and environmental constraints	Medium sized, level site with irregular shape and within Flood Zone 1. Fully developed with boarded up buildings and large structures. Potential remediation measures may be required.	3
Market attractiveness	Very low profile site with no active frontage. Units unattractive and appear partially derelict. Not marketed or managed.	1
Planning factors	No relevant planning factors.	
Barriers to delivery	Tightly bounded on all sides by development and narrow access. Appears vacant and units partly derelict so no obvious barriers to redevelopment	
Potential uses	No obvious potential for B1 due to difficult access and location; Poor quality of units limit scope for re-use by other low cost businesses; scope for residential development.	
Timescale/availability	Vacant and semi-derelict so redevelopment potential in short term (Less than 5 years).	
Contribution to Economic Strategy	Does not contribute to target sectors in Economic Strategy.	

Total Score: **12**

[Scoring: 5 = best, 1 = worst]

Site Name	Adj. 1 Bridge Villas, Ashcombe Road, London, SW19 8JP	Reference	S36
------------------	--	------------------	------------



Total site area (ha)	0.028	Current uses	Cleared plot
Undeveloped land (ha)	0.028	Number of units	0
Grid reference	525321,171091	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network. On residential road near A218 (Haydon's Road) which provides links to strategic roads. but gets heavily congested due to proximity to Wimbledon Town Centre.	1
Local accessibility (local road access and public transport)	Ashcombe Road is residential road with on-street parking and traffic calming measures and a busy through-road linking Gap Road and Queens Road. Access to site adjacent to railway bridge with poor visibility. Buses on Queens Road and trains at Haydon's Road, 600m to the east; trams & tubes 700m to south in Wimbledon (PTAL = 2/3).	2
Proximity to urban areas and access to labour & services	Within residential area providing access to labour. Wimbledon town centre 500m to the south of the site and within walking distance of Leopold Road neighbourhood parade with a wide range of services.	3
Compatibility of adjoining uses	Between railway line and residential development, with scrubland to the rear, with allocated industrial area beyond.	3
Development and environmental constraints	Small, level site that has been cleared. Trees on site boundary and in flood zone 1. No obvious constraints to development.	3
Market attractiveness	Low profile cleared plot. Previous use not clear but adjoins established industrial area. Currently contains debris and appears unattractive and not being marketed.	2
Planning factors	Allocated Industrial Area to rear of site. Planning application (ref: 08/P2052) for 3 houses refused in 2008 on grounds of residential amenity and loss of tree.	
Barriers to delivery	Cleared site with potential for development.	
Potential uses	Possible scope for small scale B1 if access obtainable through industrial area; otherwise scope for residential development.	
Timescale/availability	Available for development in short term (Less than 5 years).	
Contribution to Economic Strategy	Does not contribute to target sectors in Economic strategy at present.	

Total Score: **14**

[Scoring: 5 = best, 1 = worst]

Site Name	337-339 Haydons Road, London, SW19 8LA	Reference	S37
------------------	---	------------------	------------



Total site area (ha)	0.024	Current uses	Sui generis (car sales)
Undeveloped land (ha)	0.0072	Number of units	1
Grid reference	525906,171309	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network on A218 (Haydon's Road) which links to strategic road network but can be heavily congested due to proximity to Wimbledon Town Centre.	2
Local accessibility (local road access and public transport)	Direct access from Haydon's Road (A218), a busy road with buses. Haydon's Road train station approximately 200m to the south. Site access is adequate. Small on site parking area to rear but largely restricted to on-street parking with nearby residents around area (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Residential area to rear provides access to local labour. Adjacent to Haydon's Road Neighbourhood parade which contains a reasonable range of services and Colliers Wood town centre is approximately 700m to the south of the site.	4
Compatibility of adjoining uses	Retail and services along Haydon's Road and residential to the rear.	4
Development and environmental constraints	Small, level site that is fully developed by 2 storey building and in Flood Zone 1. No obvious development constraints.	3
Market attractiveness	Occupied older retail-type unit in average condition and in relatively high profile location adjacent to Haydon's Road	3
Planning factors	Neighbourhood Parade located immediately to south	
Barriers to delivery	Part of a terrace and difficult to redeveloped separately from other units.	
Potential uses	Suitable for current use, A2, retail, or potentially small-scale B1.	
Timescale/availability	Redevelopment potential only likely in the long-term (15+ years).	
Contribution to Economic Strategy	Does not contribute to target sectors but potential for B1 use to accommodate business services.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	272 Haydons Road, London, SW19 8TT	Reference	S38
------------------	---	------------------	------------



Total site area (ha)	0.004	Current uses	Vacant B1 (light industry) with residential above
Undeveloped land (ha)	0.0017	Number of units	1
Grid reference	526058,171008	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network on A218 (Haydon's Road) which links to the strategic road network but can be heavily congested due to proximity to Wimbledon Town Centre.	2
Local accessibility (local road access and public transport)	Direct access from Haydon's Road (A218), a busy road with buses. Haydon's Road train station approximately 200m to north. No on-site parking, some access to rear for servicing commercial units (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Residential area to rear provides access to labour. Haydon's Road Neighbourhood parade within walking distance with a reasonable range of services and Colliers Wood town centre approximately 500m to the south of the site.	4
Compatibility of adjoining uses	Mixed services and retail along Haydon's Road and residential to the rear. A motorcycle servicing centre is adjacent.	3
Development and environmental constraints	Very small, level site that is fully developed with 2 storeys and within Flood Zone 1. No obvious development constraints.	3
Market attractiveness	Vacant unit not being marketed. In older converted shop unit within small parade. In relatively high profile location on Haydon's Road but is small and not very adaptable to a range of uses.	3
Planning factors	None relevant	
Barriers to delivery	Unit is part of a terrace and only likely to be redeveloped along with other units.	
Potential uses	Suitable for small-scale B1 or retail.	
Timescale/availability	Vacant and available for occupation in the short-term (Less than 5 years); only likely to be available for redevelopment in the long-term (15+ years).	
Contribution to Economic Strategy	Could contribute to target sectors with potential for B1 use to accommodate business services.	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	270 Haydons Road, London, SW19 8TT	Reference	S39
------------------	---	------------------	------------



Total site area (ha)	0.004	Current uses	B1 (light industry)
Undeveloped land (ha)	0.0017	Number of units	1
Grid reference	526066,171013	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network on A218 (Haydon's Road) which links to strategic road network but can be heavily congested due to proximity to Wimbledon Town Centre.	2
Local accessibility (local road access and public transport)	Direct access from Haydon's Road (A218), a busy road with buses but no on-site parking. Haydon's Road train station approximately 200m to the north of the site (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Residential area to rear of site provides access to local labour. Haydon's Road Neighbourhood parade is within walking distance, it contains a reasonable range of services and Colliers Wood town centre is approximately 500m to south.	4
Compatibility of adjoining uses	Mixed services and retail along Haydon's Road and residential to the rear.	3
Development and environmental constraints	Very small, level site that is fully developed with 2 storey building in small parade and within Flood Zone 1. No obvious development constraints.	3
Market attractiveness	Vacant former electrical contractor's unit in older converted shop unit that is not being marketed. In relatively high profile location on Haydon's Road but small and not very adaptable to a range of uses.	3
Planning factors	No relevant planning factors	
Barriers to delivery	Unit is part of a terrace and only likely to be redeveloped along with other units.	
Potential uses	Suitable for A2, retail, or small-scale B1.	
Timescale/availability	Vacant so available in the short-term (Less than 5 years) but only likely to be available for redevelopment in long-term (15+ years).	
Contribution to Economic Strategy	Limited potential to contribute to target sectors if occupied by B1.	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	1 Caxton Road, London, SW19 8SJ	Reference	S40
------------------	--	------------------	------------



Total site area (ha)	0.052	Current uses	Vacant B2 (Foundry)
Undeveloped land (ha)	0	Number of units	1
Grid reference	526055,171119	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Lies approx 4km from strategic road network. On a residential road but near to A218 (Haydon's Road) which provides links to strategic roads. Can be heavily congested due to proximity to Wimbledon town centre.	2
Local accessibility (local road access and public transport)	On Haydon's Road (A218), a busy road with buses. Haydon's Road train station located approximately 50m to the north of the site. Very poor site access at busy junction with narrow entry (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Residential area to rear providing local access to labour. Haydon's Road Neighbourhood parade is within walking distance, it contains a reasonable range of services and Colliers Wood town centre some 500m to south.	4
Compatibility of adjoining uses	Bounded by Haydon's Road to the west; an area of overgrown land and the railway to the north; residential to east and Caxton Road to south with mixed commercial and residential units beyond.	2
Development and environmental constraints	Vacant site with potential contamination, within Flood Zone 2. Small, and level and fully developed but at a lower level than Haydon's Road.	3
Market attractiveness	Vacant and being marketed as development land. In high profile location but occupied by unattractive, semi-derelict buildings that may increase development costs.	3
Planning factors	In Area at Risk from Flooding Every 100 years and in Archaeological Priority Zone.	
Barriers to delivery	Site constrained by surrounding uses but potential for redevelopment as buildings are vacant and semi-derelict.	
Potential uses	Suitable for B1 or small-scale B2/B8.	
Timescale/availability	Redevelopment potential in the short-term (Less than 5 years).	
Contribution to Economic Strategy	Does not contribute to target sectors at present.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	90 Garfield Road, London, SW19 8SB	Reference	S41
------------------	---	------------------	------------



Total site area (ha)	0.05	Current uses	B2 (Stone cleaning and restoration)
Undeveloped land (ha)	0	Number of units	5
Grid reference	526310,170781	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from the strategic road network. On residential road but near A218 (Haydon's Road) which links to strategic roads but can be heavily congested due to proximity to Wimbledon Town Centre.	1
Local accessibility (local road access and public transport)	On residential road with on-street parking. Site access good with on-site car parking. Near buses on Haydon's Road and Haydon's Road train station is 500m to the north (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Within walking distance of Haydon's Road Neighbourhood parade with a reasonable range of local services and 200m north of Colliers Wood town centre with wider range of services. Within residential area providing access to local labour.	4
Compatibility of adjoining uses	Adjacent to residential development on 3 sides with leisure centre to the rear.	3
Development and environmental constraints	Small, level site within Flood Zone 2. No obvious development constraints. Site fully developed with limited scope for intensification.	3
Market attractiveness	Low profile site with mix of buildings that range in quality and age. Fully occupied.	3
Planning factors	Within Area at Risk from Flooding Every 100 Years and an Archaeological Priority Zone.	
Barriers to delivery	Some of units are relatively well maintained limiting the scope for redevelopment	
Potential uses	Suitable for current use or small scale B1.	
Timescale/availability	Redevelopment potential only in the long-term (15+ years).	
Contribution to Economic Strategy	Does not contribute to target sectors in Economic strategy but supports manufacturing/construction sector.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 37 Dryden Road, London, SW19 8SQ	Reference	S42
------------------	---	------------------	------------



Total site area (ha)	0.052	Current uses	B8 (Roofing supplier)
Undeveloped land (ha)	0.033	Number of units	2
Grid reference	526183,170894	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network. On residential road but near to A218 (Haydon's Road) which links to strategic roads but can be heavily congested due to proximity to Wimbledon Town Centre.	1
Local accessibility (local road access and public transport)	On residential road near to Haydon's Road, with no turning lane. Site access relatively narrow and between two residential units. Buses on Haydon's Road and Haydon's Road train station some 300m to north (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Within walking distance of Haydon's Road Neighbourhood parade with a reasonable range of local services and 250m from Colliers Wood town centre with wider range of services. Within residential area provide local access to labour supply.	4
Compatibility of adjoining uses	Residential development adjoins the site on all sides.	2
Development and environmental constraints	Small, narrow site within Flood Zone 2. Development may be constrained by close proximity to residential.	3
Market attractiveness	Occupied with unattractive units and open storage. Low profile location and a backland site on residential road.	2
Planning factors	Within Area at Risk from Flooding Every 100 Years.	
Barriers to delivery	Backland site accessed between two dwellings limits potential for redevelopment.	
Potential uses	Suitable for current use if not causing environment impacts; difficult to redevelop for other B uses and scope for residential.	
Timescale/availability	Redevelopment potential in the medium-long term (10-15 years)	
Contribution to Economic Strategy	Contributes to construction sector.	

Total Score: 15

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 1-9 Tennyson Road, London, SW19 8SH	Reference	S43
------------------	--	------------------	------------



Total site area (ha)	0.114	Current uses	B2 (Furniture makers and upholsterers)
Undeveloped land (ha)	0.038	Number of units	4
Grid reference	526150,170995	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network. On residential road but near A218 (Haydon's Road) which links to strategic roads but can be heavily congested due to proximity to Wimbledon Town Centre.	2
Local accessibility (local road access and public transport)	Buses on Haydon's Road and Haydon's Road train station approximately 300m to the north. Located on residential road near to Haydon's Road, with no turning lane. Site access relatively narrow and between two residential units (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Within walking distance of Haydon's Road Neighbourhood parade with a reasonable range of local services and 300m north of Colliers Wood town centre with wider range of services. Within residential area providing access to local labour.	4
Compatibility of adjoining uses	B-Class use workshops/business adjoins to east, forming rest of back land development, within residential block. Otherwise, entirely adjoined by residential.	2
Development and environmental constraints	Small-medium sized, level site within Flood Zone 1. Site fully developed. No obvious development constraints, but constrained by surrounding development.	4
Market attractiveness	Low profile site containing relatively modern industrial units and fully occupied. Units appear adaptable to a range of uses.	3
Planning factors	No relevant planning factors.	
Barriers to delivery	Back land site, which limits the potential for expansion or intensification.	
Potential uses	Appears adequate for current use, B1 and small scale B2 uses subject to impact on amenity of surrounding residential properties.	
Timescale/availability	Occupied reasonable premises so redevelopment potential only in long-term (15+ years).	
Contribution to Economic Strategy	Does not contribute to target sectors in Economic strategy but supports manufacturing sector.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 173 Haydon's Road, London, SW19 8TB	Reference	S44
------------------	--	------------------	------------



Total site area (ha)	0.007	Current uses	B1/B2
Undeveloped land (ha)	0	Number of units	1
Grid reference	526136,170686	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located approx 4km from strategic road network on A218 (Haydon's Road) which links to strategic road network but can be heavily congested due to proximity to Wimbledon Town Centre.	2
Local accessibility (local road access and public transport)	Site accessed off Cowper Road via a narrow access drive. Cowper Road is residential with on-street parking. Near bus services on Haydon's Road and approximately 500m from Haydon's Road train station. Colliers Wood tube approximately 0.9 km to the south-east (PTAL = 2/3).	2
Proximity to urban areas and access to labour & services	Within Haydon's Road Neighbourhood parade which provides a reasonable range of services and Colliers Wood town centre approximately 300m to the southeast. The wider area is predominantly residential, which provides access to labour.	4
Compatibility of adjoining uses	Mixed A Class and B1 uses on Haydon's Road. A car repair shop is located on the Cowper Road frontage and site backs onto church. The wider area is residential.	3
Development and environmental constraints	A very small, level, fully developed site and within flood zone 3. No obvious constraints to the development of this site.	2
Market attractiveness	Unit is occupied and forms an ancillary role to No. 173 Haydon's Road, but on its own it has no active frontage. Unit is of average quality in converted older shop unit but is very small.	2
Planning factors	No relevant planning factors	
Barriers to delivery	As a very small backland site, redevelopment potential is limited.	
Potential uses	Suited to current uses ancillary to 173 Haydon's Road or nearby car repair shop. May have potential for small B1 offices.	
Timescale/availability	Redevelopment potential only likely in the long term (15+ years).	
Contribution to Economic Strategy	Yes, along with 173 Haydon's Road it contributes as part of the declining construction industry in Colliers Wood growth area.	

Total Score: **15**

[Scoring: 5 = best, 1 = worst]

Site Name	163-171 Haydons Road, London, SW19 8TB	Reference	S45
------------------	---	------------------	------------



Total site area (ha)	0.062	Current uses	B1/B2 (vehicle related)
Undeveloped land (ha)	0.035 (car park)	Number of units	2
Grid reference	526157,170672	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Approx 4km from strategic road network on A218 (Haydon's Road) which links to the strategic road network. However, Haydon's Road can be heavily congested due to proximity to Wimbledon Town Centre.	2
Local accessibility (local road access and public transport)	Located on Haydon's Road with wide site entrance. Buses on Haydon's Road and approximately 500m to Haydon's Road train station. Colliers Wood tube is approximately 8-900m to south-east (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Within Haydon's Road Neighbourhood parade which provides a reasonable range of services and Colliers Wood town centre approximately 300m to south east. The wider area is predominantly residential, which provides access to labour.	4
Compatibility of adjoining uses	Mixed A Class and B1 uses adjoining on Haydon's Road with church immediately north of site and office to south. Wider area is residential.	3
Development and environmental constraints	Small-medium sized, level site; fully developed with single storey workshop units and within flood zone 1. No obvious constraints to development.	4
Market attractiveness	Average quality workshop units in relatively high profile location but set back from the road. Units occupied and appear adaptable to a range of uses with some scope for limited expansion.	3
Planning factors	No relevant planning factors.	
Barriers to delivery	Units are fully occupied with limited potential for redevelopment.	
Potential uses	Suitable for small scale B1, B2, B8 uses	
Timescale/availability	Redevelopment potential only in the long-term (15+ years).	
Contribution to Economic Strategy	Does not contribute to the target sectors in economic strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	8-10 The Cricket Green, Mitcham, CR4 4LA	Reference	S46
------------------	---	------------------	------------



Total site area (ha)	0.03	Current uses	B1 (Offices)
Undeveloped land (ha)	0	Number of units	1
Grid reference	527564,168403	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A238 (Cricket Green) approximately 4 km west of A23. Area around site has series of complex road junctions and is heavily congested for considerable parts of the day.	2
Local accessibility (local road access and public transport)	Excellent access to town centre public transport on London Road. Mitcham tram station 500m from the site. Cricket Green is a main link road leading to London Road but subject to heavy traffic and congestion for much of the day. Site access off Cricket Green is tight and one way systems around Cricket Green all restrict access (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Within walking distance of London Road local shops which provide a limited range of services. Good access to labour from surrounding residential uses.	3
Compatibility of adjoining uses	Residential cottages to east. Open space/park to north, separated by road. Detached house to west, with Mitcham Cricket Club beyond. A workshop lies to south of the site beyond the car parking area for 8-10 Cricket Green and accessed via the same entrance off the main road.	4
Development and environmental constraints	Small, rectangular shaped site, currently occupied for B1 office use with no obvious constraints to development. Located within Flood Zone 1. Site fully developed with 2 storey building; no scope for expansion.	4
Market attractiveness	Good quality converted building, dated but in reasonable condition and fully occupied. High profile site with good access to local services. Located on congested main road.	4
Planning factors	Within Cricket Green Conservation Area; Merton to Sutton Light Rail	
Barriers to delivery	Occupied premises in reasonable condition limits scope for redevelopment.	
Potential uses	B1 use. Potential link to workshop business to south.	
Timescale/availability	Redevelopment potential only in medium-Long term (10+ years)	
Contribution to Economic Strategy	Contributing to target sector of business and professional services.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	Store & Yard, Blake Road, Mitcham, CR4 3DG	Reference	S47
------------------	---	------------------	------------



Total site area (ha)	0.009	Current uses	B8 - Store & Yard
Undeveloped land (ha)	0	Number of units	N/A
Grid reference	527159,168936	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Within residential area approximately 4-5 km from the A23. Less than 1 km from A236 (Western Road) which links to the A23 but suffers from congestion.	1
Local accessibility (local road access and public transport)	Bus services within walking distance on Church Road. Site access off Blake Road is poor as the site is located at the end of a residential cul-de-sac. Much on-street parking constrains local roads (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Within walking distance of Cobham Court local shops which provide a limited range of services although good access to labour from surrounding residential area.	2
Compatibility of adjoining uses	Surrounded by residential uses.	2
Development and environmental constraints	Small, square, level site, currently used as storage/yard and linked to residential property at No.2 Rodney Road. Located within Flood Zone 1. Close surrounding residential may constrain scale of new development.	3
Market attractiveness	Very low profile site, small and enclosed at end of residential cul-de-sac. Currently occupied but intrinsically linked to No.2 Rodney Road.	1
Planning factors	Adjacent to Archaeological Priority Zone.	
Barriers to delivery	Limited options for redevelopment due to nature of site.	
Potential uses	Very limited options if current use ceased; possible small workshop or as a residential back garden or garages.	
Timescale/availability	Redevelopment potential in medium (10+ years)	
Contribution to Economic Strategy	Does not contribute to target sectors in Economic Strategy.	

Total Score: **11**

[Scoring: 5 = best, 1 = worst]

Site Name	201A Streatham Road, Mitcham, CR4 2AJ	Reference	S48
------------------	--	------------------	------------



Total site area (ha)	0.006	Current uses	Unknown – likely B1/B2
Undeveloped land (ha)	0	Number of units	1
Grid reference	528642,170256	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A216 (Streatham Road) providing direct link to A23 approximately 1-2 km to north but Streatham Road heavily trafficked at times.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be busy and congested. Site access is via Park Avenue, a predominantly residential street with much on street parking (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and to a wide range of services at Streatham Road local shops.	4
Compatibility of adjoining uses	Mobile phone shop in ground floor of No. 201 Streatham Road, with residential above, and extension to rear which overlooks site. Number of small workshop units to east, including a builder's yard with scrap and storage. Church building opposite site but across Park Avenue	3
Development and environmental constraints	Small, rectangular shaped, level site. Located within Flood Zone 1. Fully developed with single storey workshop unit. No opportunities to expand or intensify.	3
Market attractiveness	Low profile site and poor quality units. In busy mixed use area with a number of similar uses. Unclear as to whether site is occupied.	1
Planning factors	No relevant planning factors	
Barriers to delivery	Site is very constrained by adjoining uses	
Potential uses	Small scale B1 uses	
Timescale/availability	Redevelopment potential in short to Medium term (5+ years)	
Contribution to Economic Strategy	Does not contribute to target sectors of the Economic Strategy	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	50A West Barnes Lane, New Malden, KT3 4PS	Reference	S49
------------------	--	------------------	------------



Total site area (ha)	0.06	Current uses	B2 – scrap vehicle /garage services
Undeveloped land (ha)	0	Number of units	3
Grid reference	522783,168649	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on West Barnes Lane, which provides direct links to A3 via a slip road junction and is under 1 km from A3.	5
Local accessibility (local road access and public transport)	Excellent access to town centre public transport on Burlington Road. Motspur Park train station within walking distance. Burlington Road often congested during drop off/pick up times for nearby schools. On-street parking bays in front of the site. Adequate access into site from Burlington Road although secondary school opposite (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from surrounding residential areas. Within walking distance of a range of local services at Burlington Road local shops.	3
Compatibility of adjoining uses	Railway line runs to rear of the site, with residential uses beyond. Secondary school on other side of Burlington Road, directly opposite the site. Residential dwellings to north and south, but with dense open space in between.	3
Development and environmental constraints	Small, level, long site, running adjacent to West Barnes Lane. Lies within Flood Zone 3. Site is fully developed.	2
Market attractiveness	Poor quality units in fairly untidy site. Good location in general, with services on nearby Burlington Road. Mixed use location. No apparent vacancies.	3
Planning factors	In area at risk from flooding every 100 years	
Barriers to delivery	Narrow shape of site and nearby uses, particularly school.	
Potential uses	Suitable for small scale B1, B2, B8,	
Timescale/availability	Redevelopment potential in short to medium term (5+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	Adj. 8 Barnard Gardens, New Malden, KT3 6QG	Reference	S50
------------------	--	------------------	------------



Total site area (ha)	0.08	Current uses	Unknown if B use. Resembles residential garages.
Undeveloped land (ha)	0	Number of units	2 units of ~10 garages
Grid reference	522395,168080	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Lies approximately 100m from A3, but in a narrow cul-de-sac with on street parking. Although very near strategic road, residential location makes it difficult to access the A3.	4
Local accessibility (local road access and public transport)	Excellent access to town centre public transport on Burlington Road. Motspur Park train station within walking distance. Burlington Road often congested during drop off/pick up times for nearby schools. Site within residential cul-de-sac with poor vehicle access down narrow residential streets with much on street parking (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Good access to labour from surrounding residential areas. Within walking distance of a wide range of local services at Burlington Road local shops.	3
Compatibility of adjoining uses	Entirely surrounded by residential dwellings.	3
Development and environmental constraints	Very small, triangular shaped site on slightly sloping gradient. No obvious constraints to development. Located within Flood Zone 2.	3
Market attractiveness	Small, very low profile site, surrounded by residential uses. Current use of site is unknown. Otherwise, attractive environment.	2
Planning factors	In area at risk from flooding every 100 years	
Barriers to delivery	Constrained nature and location of site,	
Potential uses	Possibly potential for very small starter units/offices	
Timescale/availability	Medium term (within 10 years)	
Contribution to Economic Strategy	May be potential to contribute to creative industries sector if site was developed for small starter units of light industrial workshops.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	2A Strathmore Road, London, SW19 8DB	Reference	S51
------------------	---	------------------	------------



Total site area (ha)	0.01	Current uses	Vacant B1
Undeveloped land (ha)	0	Number of units	1
Grid reference	525411,172270	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	On residential street but near A218 (Durnsford Road) which links directly to the A3 and is relatively unconstrained. A3 lies 2-3 km to north and can be accessed easily.	3
Local accessibility (local road access and public transport)	Wimbledon Park Tube station within walking distance and bus service on Durnsford Road and Arthur Road. Site on predominantly residential Road. No vehicle access and only on-street parking available (PTAL = 2/3).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas. Wide range of services within walking distance at Arthur Road Local Centre.	3
Compatibility of adjoining uses	Residential dwellings adjacent to north, south and rear. Electricity sub-station opposite the site across Strathmore Road. To the south of this is large office development, which fronts onto Arthur Road.	4
Development and environmental constraints	Small, square, level site with no obvious development constraints. Located within Flood Zone 1. Site fully developed with no scope to expand.	4
Market attractiveness	Converted dwelling in reasonable condition but appears vacant; previously used as solicitor's office. Attractive area, though low profile site. Good mix of uses on Arthur Road,	3
Planning factors	Located within Local Centre Boundary (Arthur Road)	
Barriers to delivery	Tightly enclosed site with adjoining residential uses.	
Potential uses	B1 offices, Live-work or residential if cannot be re-let for this	
Timescale/availability	Available short term as appears vacant (within 5 years)	
Contribution to Economic Strategy	Contributes to professional and business services sector within Economic Strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	Studio 1, 373B Durnsford Road, London, SW19 8EF	Reference	S52
------------------	--	------------------	------------



Total site area (ha)	0.02	Current uses	B1 (light industry)
Undeveloped land (ha)	0	Number of units	1
Grid reference	525422,172619	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	On A218 (Durnsford Road) which links directly to A3, approximately 2-3 km to the north, and is relatively unconstrained.	4
Local accessibility (local road access and public transport)	Good access to public transport on Durnsford Road. Wimbledon Park tube and Earlsfield railway station within walking distance. Site entrance on Havana Road, a largely residential road with much on-street parking, though there is an allocated parking bay outside the site (PTAL = 3).	3
Proximity to urban areas and access to labour & services	Largely residential area so good access to local labour supply. Wide range of local shops and services at Durnsford Road neighbourhood parade, including a pharmacy and supermarket within walking distance.	3
Compatibility of adjoining uses	Contains small B1c unit to rear of residential block with studio levels. Charity shop on ground floor of block fronting Durnsford Road. Residential uses adjoin to north and east. Plumbing firm opposite on Havana Road, but with frontage on Durnsford Road. School lies further down Havana Road.	3
Development and environmental constraints	Small, square, level site, enclosed by residential uses. Located within Flood Zone 1. Fully occupied with no scope for expansion.	4
Market attractiveness	Low profile, but good quality unit in attractive area. B1 unit is occupied.	3
Planning factors	None relevant	
Barriers to delivery	Constrained location and surrounding uses limit development options.	
Potential uses	B1 (office or light industry)	
Timescale/availability	Redevelopment potential only in Long-term (15+ years)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	383 Durnsford Road, London, SW19 8EF	Reference	S53
------------------	---	------------------	------------



Total site area (ha)	0.006	Current uses	B1 (offices)
Undeveloped land (ha)	0	Number of units	1
Grid reference	525411,172645	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	On A218 (Durnsford Road) which links directly to A3 and is relatively unconstrained. A3 is some 2-3 km away and can be accessed easily.	4
Local accessibility (local road access and public transport)	Good access to public transport on Durnsford Road, with bus stop very close by. No vehicle access. Durnsford Road can be congested with limited parking on street. Wimbledon Park tube and Earlsfield railway station within walking distance (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Largely residential area so good access to local labour supply. Wide range of local shops and services at Durnsford Road neighbourhood parade adjacent.	3
Compatibility of adjoining uses	Residential at first floor level and to rear of site. Retail uses adjoining at ground floor level, with residential and / or B1 offices above.	3
Development and environmental constraints	Small unit, part of larger terrace. No obvious constraints to development. Located within Flood Zone 1. No scope for intensification or expansion of site	3
Market attractiveness	Medium profile site, currently occupied. In mixed use location with residential, retail and B1 uses. Reasonable quality unit with range of potential uses. Few vacancies in surrounding area.	4
Planning factors	Part of Core Shopping Frontage fronting Durnsford Road.	
Barriers to delivery	None	
Potential uses	B1 offices or mixed use (A1, A2 ground floor with B1 or residential at 1 st floor)	
Timescale/availability	Redevelopment potential only in longer term (10+ years)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	Woodman Works, 204 Durnsford Road, London, SW19 8DR	Reference	S54
------------------	--	------------------	------------



Total site area (ha)	0.2	Current uses	Multiple B1 & B2 occupiers
Undeveloped land (ha)	0	Number of units	10 (in estate)
Grid reference	525456,172045	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Low-Medium

Criteria	Comment	Score (out of 5)
Strategic access	Lies on A218 (Durnsford Road) which links directly to the A3 and is relatively unconstrained. A3 some 2-3 km to north and accessed easily.	4
Local accessibility (local road access and public transport)	Wimbledon Park Tube station within walking distance and bus service on Durnsford Road. Site access via The Crescent (front entrance) or tight turning slip road off Durnsford Road to rear of site. Both access routes are narrowed by on street parking problems (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas. Wide range of local services within walking distance at Arthur Road Local Centre.	3
Compatibility of adjoining uses	Railway sidings adjoin to south and other commercial units located on the slip road off Durnsford Road to the north. Residential to the west. Durnsford Road runs above the eastern boundary of site and there are some other commercial and industrial uses on opposite side of Durnsford Road, adjacent to the railway line.	3
Development and environmental constraints	Medium sized, level, rectangular shaped site adjacent to railway sidings. Located within Flood Zone 1. No obvious development constraints. Site is fully developed.	3
Market attractiveness	Good quality, reasonably modern units in existing commercial/industrial area. No apparent vacancies. Adequate parking/loading space exists.	4
Planning factors	Adjacent to Safeguarded Land Adjoining District Line	
Barriers to delivery	Residential units to west restrict site's potential for intensification.	
Potential uses	B1 and B2.	
Timescale/availability	Redevelopment potential only in long-term (15+ years)	
Contribution to Economic Strategy	Contributes to target sector of business services and manufacturing industry.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	Haslemere Industrial Estate, 20 Ravensbury Terrace, London, SW18 4HS	Reference	S55
------------------	---	------------------	------------



Total site area (ha)	0.2	Current uses	B8 (Anglo Austrian Patisserie)
Undeveloped land (ha)	0	Number of units	2
Grid reference	525814,172803	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 3-4 km from A3 but in between A217 (Garratt Lane) and A218 (Durnsford Road) which both provide direct access to the strategic road network. However, the site is on residential road.	3
Local accessibility (local road access and public transport)	Public transport on Durnsford Road 400m from site. Site access via residential roads with traffic calming and on-street parking. Good quality, wide roads within site, though heavy car parking may cause difficulties for large vehicles (PTAL = 3/4).	3
Proximity to urban areas and access to labour & services	Good access to labour supply from surrounding residential areas. Wide range of services and local facilities on Durnsford Road, just over 400m to the west.	3
Compatibility of adjoining uses	Residential uses back onto site on west. Railway line runs adjacent to eastern boundary. Site forms part of Haslemere Industrial Estate and to the north and south are large scale mixed employment uses. Two allocated employment sites lie to the south.	4
Development and environmental constraints	Fully developed site forming part of larger employment estate. No obvious constraints to development other than potential flood risk issue as within Flood Zone 3.	3
Market attractiveness	Low profile location though at northern end of allocated employment corridor. Estate has large units, of varying quality, mainly wholesale and distribution companies. Reasonably attractive environment. Only 1 vacant unit on estate, which is being marketed.	4
Planning factors	Within Archaeological Priority Area; Site of Importance for Nature Conservation adjacent to eastern boundary. In area at risk from flooding every 100 years	
Barriers to delivery	Estate constrained by railway & residential uses so limited expansion potential.	
Potential uses	Suited to B1 (light industry); B2 & B8	
Timescale/availability	Redevelopment potential only Medium to Long term (10-15 years)	
Contribution to Economic Strategy	Does not contribute to Economic Strategy target sectors but supports manufacturing and construction	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	J Blake & Co, Ravensbury Terrace, London, SW18 4HS	Reference	S56
------------------	---	------------------	------------



Total site area (ha)	0.06	Current uses	B1 – Major Tom Ltd (Marketing Agency)
Undeveloped land (ha)	0	Number of units	1
Grid reference	525798,172758	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 3-4 km from A3 but in between A217 (Garratt Lane) and A218 (Durnsford Road) which both provide direct access to the strategic road network. However, the site is on a residential road.	3
Local accessibility (local road access and public transport)	Public transport on Durnsford Road (400m from site). Site accessed via residential roads with traffic calming and on street parking. Good quality, wide roads within site, though heavy car parking may cause difficulties for large vehicles (PTAL = 4).	3
Proximity to urban areas and access to labour & services	Good access to labour supply from surrounding residential areas. Wide range of services and local facilities on Durnsford Road, just over 400m to the west.	3
Compatibility of adjoining uses	Residential backs onto the site to west. Railway line runs adjacent to the eastern boundary. Site forms part of Haslemere Industrial Estate and to north and south are large scale mixed employment uses. Two existing allocated employment sites lie to the south of the site.	4
Development and environmental constraints	Forms part of larger employment estate. No obvious constraints to development other than potential flood risk as within Flood Zone 3.	3
Market attractiveness	Low profile location though at northern end of allocated employment corridor. Estate has large units, of varying age and quality, mainly wholesale and distribution companies. Reasonably attractive environment. Only 1 vacant unit on estate, which is being marketed.	4
Planning factors	Within Archaeological Priority Area; Site of Importance for Nature Conservation I adjacent to eastern boundary. In area at risk from flooding every 100 years	
Barriers to delivery	Estate constrained by railway & residential uses so limited expansion potential.	
Potential uses	Suited to B1 (offices and light industry); B2 & B8 uses	
Timescale/availability	Redevelopment potential only Medium to Long term (10-15 years)	
Contribution to Economic Strategy	Does not contribute to Economic Strategy target sectors but supports manufacturing and construction	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name 27 Denison Road, London, SW19 2DJ**Reference** S57

Total site area (ha)	0.005 (office) 0.02 (yard)	Current uses	B1/B2 (offices and yard of engineering firm)
Undeveloped land (ha)	0	Number of units	1 (office) 1 (yard)
Grid reference	526793,170674	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Low/Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located 3-4 km from the A23 but near to A24 which provides indirect access to strategic road network but is heavily congested. Denison Road is a residential road.	2
Local accessibility (local road access and public transport)	Public transport on Colliers Wood High Street. Site lies between Haydons Road and Tooting railway stations. Access off residential road with on-street parking but access into offices and yard is adequate (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Good access to local labour supply from surrounding residential area. Within walking distance of range of services and local facilities on Colliers Wood High Street.	4
Compatibility of adjoining uses	Site comprises B1 offices on corner of residential terrace, with residential on all sides. Separate yard on College Road, shared space with decorator/joiner. Residential adjoins yard on all sides.	3
Development and environmental constraints	Small, regular shaped, level sites with no obvious development constraints. Site is located within Flood Zone 1.	3
Market attractiveness	Office located in converted dwelling in attractive residential terrace. Units in yard are of poorer quality but overall environment attractive. Low profile sites but near Colliers Wood Urban Centre and fully occupied	3
Planning factors	Adjacent to Area at risk from flooding once every 100 years	
Barriers to delivery	Surrounding residential uses may limit potential development options	
Potential uses	B1 offices in terrace block and B1 (light industry) or storage in yard	
Timescale/availability	Redevelopment potential for yard in medium to long term (10+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name**17A Seely Road, London, SW17 9QP****Reference****S58**

Total site area (ha)	0.1	Current uses	Mixed B1 and B2
Undeveloped land (ha)	0	Number of units	9
Grid reference	528104,170851	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium-High

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 2 km west of A23 on through road between A217 (London Road) and A216 (Streatham Road). A216 provides direct access to A23 but can be congested.	3
Local accessibility (local road access and public transport)	Within walking distance of Tooting railway station. Other public transport available on London Road. Very narrow access into site on Seely Road, a largely residential road with heavy on-street parking (PTAL = 4).	3
Proximity to urban areas and access to labour & services	Excellent access to local services and facilities adjacent at Mitcham Road local shops. Good access to labour from surrounding residential areas.	4
Compatibility of adjoining uses	Closely surrounded by residential uses.	3
Development and environmental constraints	Small, level, irregularly shaped site, tightly enclosed by residential dwellings. Site is fully developed with limited scope for intensification and no scope for expansion. Within Flood Zone 1.	2
Market attractiveness	Low profile, back land development but modern units of high quality. No apparent vacancies. Suitable as small starter units or live/work businesses.	3
Planning factors	Has been subject to enforcement action for marketing approved live/work units [ref. 05/P0580] as wholly residential units. Adjacent to Area at risk from flooding once every 100 years	
Barriers to delivery	Very enclosed site, constrained by surrounding uses. Modern units limits scope to redevelop.	
Potential uses	Small scale B1 or live/work units	
Timescale/availability	Units are relatively new and may be some available now; no redevelopment potential except in long term (15+ years)	
Contribution to Economic Strategy	Potential to contribute to creative industries sector.	

Total Score:**18**

[Scoring: 5 = best, 1 = worst]

Site Name**50 Deal Road, London, SW17 9JW****Reference****S59**

Total site area (ha)	0.005	Current uses	B2 – scrap / storage yard
Undeveloped land (ha)	0	Number of units	1
Grid reference	528264,170709	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 2 km west of A23 between A217 (London Road) and A216 (Streatham Road). The A216 provides direct access to A23 but can be congested.	3
Local accessibility (local road access and public transport)	Within walking distance of Tooting railway station. Other public transport available on London Road. Small but adequate vehicle access into site from Deal Road, a residential road with heavy on-street parking (PTAL = 4).	3
Proximity to urban areas and access to labour & services	Excellent access to local services and facilities within walking distance at Mitcham Road local shops. Good access to labour from surrounding residential areas.	4
Compatibility of adjoining uses	Located between residential uses, but small building used as Church adjoins the site to the south. The surrounding area mainly residential.	1
Development and environmental constraints	Small, square shaped, level site which comprises yard with small unit. No obvious development constraints. Site is located within Flood Zone 3.	2
Market attractiveness	Low profile site with very poor quality unit, untidy, unattractive environment. Occupied but not ideal location for this uses.	1
Planning factors	In Area at risk from flooding once every 100 years.	
Barriers to delivery	Very small site, with development options limited by adjoining uses.	
Potential uses	Current use could continue unless causing environmental problems; otherwise potential for small scale B1. Scope for residential if cannot attract employment generating uses.	
Timescale/availability	Redevelopment potential in short to medium term (5+ years)	
Contribution to Economic Strategy	Not contributing to target sectors within Economic Strategy	

Total Score:**14**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 98 Robinson Road, London, SW17 9DR	Reference	S60
------------------	---	------------------	------------



Total site area (ha)	0.05	Current uses	B2 – auto repair business
Undeveloped land (ha)	0	Number of units	3
Grid reference	527448,170561	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located 3-4 km to west of A23 but via residential roads. Robinson Road is between A24 (Tooting Road) and A217 (London Road); both provide indirect access to strategic road network but suffer from congestion.	2
Local accessibility (local road access and public transport)	Within walking distance of Tooting railway station. Other public transport on Colliers Wood High Street and London Road, both within walking distance. Access into site is via narrow alley with poor road surface (PTAL = 3).	2
Proximity to urban areas and access to labour & services	Colliers Wood High Street is within walking distance and has good range of local services and facilities. Good access to labour from surrounding residential areas.	3
Compatibility of adjoining uses	The site is entirely surrounded by residential uses	3
Development and environmental constraints	Small, rectangular shaped site, enclosed within existing residential area and narrow access. Within Flood Zone 1. Fully developed with single storey workshops. No scope for expansion or in intensification.	2
Market attractiveness	Reasonable quality workshop units on very low profile, back land development site. No apparent vacancies. Adequate for current use, if no conflict with surrounding residential properties.	2
Planning factors	Adjacent to area at risk of flooding once every 100 years	
Barriers to delivery	Back land site, constrained by surrounding uses.	
Potential uses	Small B1 workshops; scope for residential if cannot be re-let for these uses	
Timescale/availability	Redevelopment potential in medium to long term (10+ years)	
Contribution to Economic Strategy	No direct contribution to target sectors within Economic Strategy.	

Total Score: 14

[Scoring: 5 = best, 1 = worst]

Site Name	40 Fortescue Road, London, SW19 2EB	Reference	S61
------------------	--	------------------	------------



Total site area (ha)	0.03	Current uses	B2 – auto repair service
Undeveloped land (ha)	0.06 (land adjoining site)	Number of units	2
Grid reference	526923,170056	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located 3-4 km to west of A23 via residential roads. Fortescue Road is between A24 (Tooting Road) and A217 (London Road); both provide indirect access to strategic road network but suffer from congestion.	2
Local accessibility (local road access and public transport)	Within walking distance of Colliers Wood tube station. Adjacent to Colliers Wood town centre with public transport nearby on Merton High Street. Adequate site access from Fortescue Road which has heavy on-street parking (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Excellent access to local services and facilities in Colliers Wood town centre. Good access to labour from surrounding residential areas.	5
Compatibility of adjoining uses	Large area of open scrub land to rear of site and cleared land to the west. Both areas of land included within the Colliers Wood Urban Centre boundary. Rest of adjoining uses are residential.	2
Development and environmental constraints	Small, regular shaped, level site. Located within Flood Zone 1. Site developed with single storey workshops. Nature Conservation concerns with regards to scrub land to rear of site.	3
Market attractiveness	Low profile site within residential area but very close to urban centre of Colliers Wood. Poor quality units but appear fully occupied. Provides low cost space adequate for this type of use.	2
Planning factors	Site of Importance for Nature Conservation and Archaeological Priority Zone to south of site. Adjacent land and land to south is Site Proposal (2CW) – use of land for open space, nature conservation purposes and some housing.	
Barriers to delivery	Nature Conservation concerns in local vicinity but unlikely to be major factor.	
Potential uses	Suited to current use if no environmental impacts caused; potential for small scale B1 units; if B uses not achievable, scope for residential on this and adjacent vacant land fronting Fortescue Road.	
Timescale/availability	Occupied site limits redevelopment potential to medium to long term (10+ years)	
Contribution to Economic Strategy	Not directly contributing to the target sectors within the Economic Strategy.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	1 Deburgh Road, London, SW19 1DX	Reference	S62
------------------	---	------------------	------------



Total site area (ha)	0.04	Current uses	B1/B2 – Electrical Construction
Undeveloped land (ha)	0	Number of units	2 (office with separate warehouse)
Grid reference	526207,170365	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 5 km west of A23 via residential roads. Deburgh Road between A24 (Colliers Wood High Street) and A219 (Haydons Road) which both provide indirect access to the strategic road network but suffer from congestion.	2
Local accessibility (local road access and public transport)	On residential road with on-street parking. Near to bus services on Haydon's Road and Haydon's Road train station 700m to north. Reasonably wide site access and parking nearby. Adjoining residential uses may constrain access by larger vehicles (PTAL = 3)	3
Proximity to urban areas and access to labour & services	Good access to local labour supply from surrounding residential area. Just within walking distance of Merton High Street neighbourhood parade, which provides a wide range of services and within walking distance of Colliers Wood Urban Centre.	3
Compatibility of adjoining uses	Small park to east of site. Residential uses to south and west (some with ground floor retail units fronting Haydons Road). Some garage units and residential opposite the site, on northern side of Deburgh Road.	3
Development and environmental constraints	Small, rectangular, level site with no obvious development constraints. Located within Flood Zone 1. Fully developed with 2 storey unit and large warehouse with little scope for intensification.	4
Market attractiveness	Reasonably high quality unit within attractive local environment. Low profile area. Currently fully occupied.	3
Planning factors	No relevant planning factors	
Barriers to delivery	Potential uses limited by surrounding residential uses.	
Potential uses	Current use and small scale B1; scope for residential if cannot be re-used for these purposes.	
Timescale/availability	Occupied premises in good condition - limits redevelopment potential to long term (15+ years)	
Contribution to Economic Strategy	Contributes to construction sector of the Economic Strategy	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name**Unit 3, 2 East Road, London, SW19 1UW****Reference****S63**

Total site area (ha)	0.01	Current uses	A1/B1
Undeveloped land (ha)	0	Number of units	1
Grid reference	526505,170408	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Located approximately 5 km west of A23 via residential roads. East Road is between A24 (Colliers Wood High Street) and A219 (Haydons Road) which both provide indirect access to the strategic road network but suffer from congestion.	2
Local accessibility (local road access and public transport)	On residential road with on-street parking. Near bus services on Haydon's Road and Haydon's Road train station 600m to north. Also within walking distance of Colliers Wood Urban Centre. The site is accessed via narrow cul-de-sac, with heavy on-street parking (PTAL = 2/3).	3
Proximity to urban areas and access to labour & services	Good access to local labour supply from surrounding residential area. Within walking distance of a range of services in Colliers Wood Centre.	3
Compatibility of adjoining uses	School directly opposite the site, which leads to congestion on road. Similar small B-class units adjoin to south and north. Surrounding area predominantly residential.	2
Development and environmental constraints	Small, square, level site located within East Road Trading Estate. Site is very constrained by adjoining B-class units. Within Flood Zone 3. Site fully developed with 1-2 storey units; no scope for expansion or intensification.	2
Market attractiveness	Relatively poor quality units on constrained site though similar uses adjoining. Very low profile site, fully occupied and offers low cost space.	2
Planning factors	Allocated as Site Proposal 40P (East Road Trading Estate). In area at risk from flooding once every 100 years.	
Barriers to delivery	Site is very constrained with no potential for expansion or intensification.	
Potential uses	B1, small scale B2; small starter units / workshops	
Timescale/availability	Currently occupied units limits redevelopment potential to Medium term (5+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score:**14**

[Scoring: 5 = best, 1 = worst]

Site Name	Unit 4, R/O 37 Briscoe Road, London, SW19 2AH	Reference	S64
------------------	--	------------------	------------



Total site area (ha)	0.01 (Unit 4) Total:- 0.02	Current uses	B2 – carpentry/joinery
Undeveloped land (ha)	0	Number of units	1 (6 units in total development)
Grid reference	526852,170809	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Approximately 4 km west of A23 via residential roads. Briscoe Road near to A24 (Colliers Wood High Street) which provides indirect access to the strategic road network but suffers from congestion.	2
Local accessibility (local road access and public transport)	Public transport services on Colliers Wood High Street. Site between Haydons Road and Tooting railway stations. On residential road with on-street parking. Access into site via arch through residential dwelling. Narrow access to back land development (PTAL = 4).	2
Proximity to urban areas and access to labour & services	Good access to local labour supply from surrounding residential area. Within walking distance of range of services and local facilities in Colliers Wood Town Centre.	4
Compatibility of adjoining uses	Unit forms part of back land development of 6 units, entirely surrounded by residential dwellings. Other units on site comprise B1 (light industry) and B2 uses.	3
Development and environmental constraints	Small, enclosed, level, triangular shaped site. Located within Flood Zone 3. Site fully developed with no scope for intensification.	2
Market attractiveness	Back land development with fairly poor quality units. Very low profile site with poor access in residential area. Site appears fully occupied.	2
Planning factors	In area at risk of flooding once every 100 years	
Barriers to delivery	Constrained site with no potential for future expansion	
Potential uses	Small scale B1, B2 and starter units; scope for residential if cannot be re-used for such uses	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Contributes to manufacturing and construction sector	

Total Score: **15**

[Scoring: 5 = best, 1 = worst]

Site Name	Adj. 472 London Road, Mitcham, CR4 4ED	Reference	S65
------------------	---	------------------	------------



Total site area (ha)	0.04	Current uses	Sui Generis (car tyre fitting, sale and storage)
Undeveloped land (ha)	0.02 (tyre yard)	Number of units	1
Grid reference	527192,168189	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (London Road) approximately 4-5 km from A23. London Road is heavily trafficked but provides easy, direct access to strategic road network.	2
Local accessibility (local road access and public transport)	Excellent access to town centre transport facilities on London Road. Mitcham train station very close. Direct access to site off London Road which can be congested (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Within walking distance of London Road local shops, providing a range of local services and facilities. Good access to labour supply from surrounding residential areas.	3
Compatibility of adjoining uses	Two large brick buildings on either side of the site, one a Church and other residential apartments. Residential also to rear of the site and public house opposite across London Road.	3
Development and environmental constraints	Very small, level 'T-shaped' site with no obvious development constraints. Located within Flood Zone 1. Fully developed with single storey unit	2
Market attractiveness	Site is unattractive to rear and has small, poor quality unit but occupied. Reasonably high profile site in mixed use area with good access to passing trade.	3
Planning factors	Located within Conservation Area.	
Barriers to delivery	Site is currently occupied and adjacent buildings may restrict options.	
Potential uses	Suited to existing use and potentially small scale B1 or retail.	
Timescale/availability	Occupied unit so only long term redevelopment potential (15+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	370-374 London Road, Mitcham, CR4 4EA	Reference	S66
------------------	--	------------------	------------



Total site area (ha)	0.04	Current uses	Sui Generis (Hand Car Wash)
Undeveloped land (ha)	0.04	Number of units	0
Grid reference	527417,168420	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (London Road) approximately 4-5 km from A23. London Road heavily trafficked but provides easy, direct access to the strategic road network.	2
Local accessibility (local road access and public transport)	Excellent access to town centre transport facilities on London Road. Mitcham train station within walking distance. Direct vehicle access off London Road which can be congested (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within London Road local shops, providing a range of services and facilities. Good access to labour supply from surrounding residential areas.	3
Compatibility of adjoining uses	A Kwik Fit garage adjoins to north and to south a terrace fronting London Road with ground floor commercial uses and residential at 1 st floor. Residential to west. To the east, across London Road, is a block of retail units with residential levels above.	3
Development and environmental constraints	Small, level, rectangular shaped site. Located within Flood Zone 1. No obvious development constraints. Site undeveloped with no obvious constraints for development.	3
Market attractiveness	Undeveloped, high profile site in mixed use area. Currently occupied as hand car wash. Good potential for redevelopment.	4
Planning factors	Adjacent to Cricket Green Conservation Area	
Barriers to delivery	Site is relatively unconstrained. Residential to rear may restrict potential uses.	
Potential uses	Ground floor town centre uses (B1, A2, retail,) with residential or B1 above.	
Timescale/availability	Short term redevelopment potential (within 5 years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: 19

[Scoring: 5 = best, 1 = worst]

Site Name	392 London Road, Mitcham, CR4 4EA	Reference	S67
------------------	--	------------------	------------



Total site area (ha)	0.01	Current uses	B1 unit – accountancy firm
Undeveloped land (ha)	0	Number of units	1
Grid reference	527379,168380	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (London Road) approximately 4-5 km from A23. London Road is heavily trafficked but provides easy, direct access to the strategic road network.	2
Local accessibility (local road access and public transport)	Excellent access to town centre transport facilities on London Road. Mitcham train station within walking distance. Direct access off London Road which can be congested but on-site parking available to the rear (PTAL = 3/4).	4
Proximity to urban areas and access to labour & services	Within London Road local shops, providing a wide range of services and facilities. Good access to labour supply from surrounding residential areas.	3
Compatibility of adjoining uses	B1 unit adjoins to east. Access road to west with residential beyond fronting London Road. London Road on south of site with Justin's Plaza (B1 office building) located opposite. Residential units lie to north.	4
Development and environmental constraints	Small, regular shaped, level site with no obvious development constraints. Located within Flood Zone 1. Site fully developed with 2 storey unit	3
Market attractiveness	High profile site in mixed use area. Average unit in older converted shop/dwelling. Currently fully occupied.	3
Planning factors	None relevant	
Barriers to delivery	Part of existing terrace.	
Potential uses	Suited to current B1 use but scope for ground floor retail or 1 st floor residential if Cannot be relet for B1	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Contributes to Business & Professional Services target sector in Economic Strategy.	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	390 London Road, Mitcham, CR4 4EA	Reference	S68
------------------	--	------------------	------------



Total site area (ha)	0.008	Current uses	B1 unit – possibly vacant
Undeveloped land (ha)	0	Number of units	1
Grid reference	527397,168396	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (London Road) approximately 4-5 km from A23. London Road is heavily trafficked but provides easy, direct access to the strategic road network.	2
Local accessibility (local road access and public transport)	Excellent access to town centre transport facilities on London Road. Mitcham train station within walking distance. Direct access off London Road which can be congested but on-site parking to the rear (PTAL = 3/4).	4
Proximity to urban areas and access to labour & services	Within London Road local shops, providing a range of services and facilities. Good access to labour supply from surrounding residential areas.	3
Compatibility of adjoining uses	B1 unit adjoining to west and takeaway to east. London Road lies on south side with Justin's Plaza (B1 office building) located opposite. Residential units to the north.	4
Development and environmental constraints	Small, regular shaped, level site with no obvious development constraints. Site fully developed with 2 storey unit. Located within Flood Zone 1.	3
Market attractiveness	High profile site in mixed use area. Average quality unit in older converted shop/dwelling above and on-site parking. Unit appeared vacant but no marketing obvious.	3
Planning factors	None relevant	
Barriers to delivery	Part of existing terrace.	
Potential uses	Suited to B1; If could not be re-let, scope for retail at ground floor.	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Contributes to Business & Professional Services target sector in Economic Strategy.	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	326 London Road, Mitcham, CR4 3ND	Reference	S69
------------------	--	------------------	------------



Total site area (ha)	0.1	Current uses	Community Hall
Undeveloped land (ha)	0	Number of units	1
Grid reference	527541,168596	Sequential status (offices only)	Edge of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	High

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (London Road) approximately 4-5 km from A23. London Road is heavily trafficked but provides easy, direct access to the strategic road network.	3
Local accessibility (local road access and public transport)	Excellent access to town centre public transport on London Road. Mitcham train station within walking distance. Direct site access off London Road which has one-way system with limited parking is available (PTAL = 4).	4
Proximity to urban areas and access to labour & services	Within London Road local shops, providing a wide range of services and facilities. Good access to labour supply from surrounding residential areas.	3
Compatibility of adjoining uses	A public house and fire station lie to south west of the hall, though there are plans to relocate fire brigade. Wandle Industrial Museum adjoins to north with remainder of adjoining land park land, including Cricket Green to the south east.	4
Development and environmental constraints	Small, level, regular shaped site with no obvious constraints to development. Located within Flood Zone 1. Site fully developed with large 2 storey, purpose built community hall building	4
Market attractiveness	Very attractive, high profile building and setting although Victorian in age. In good condition, fully occupied and used for variety of community uses.	5
Planning factors	Within Cricket Green Conservation Area. Building is not listed but contributes to character of the Conservation Area.	
Barriers to delivery	Attractive building in Conservation Area – limits redevelopment options	
Potential uses	Suited to community uses; also scope for small B1 units	
Timescale/availability	No redevelopment potential in short-medium term (15+ years)	
Contribution to Economic Strategy	Does not contribute to target sectors in Economic Strategy but potential to provide small B1 units for creative sector	

Total Score: **23**

[Scoring: 5 = best, 1 = worst]

Site Name	149 Streatham Road, Mitcham, CR4 2AG	Reference	S70
------------------	---	------------------	------------



Total site area (ha)	0.01	Current uses	B1 unit – accountancy firm
Undeveloped land (ha)	0	Number of units	1
Grid reference	528472,170050	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road heavily trafficked but provides easy, direct access to strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be busy and congested. No vehicle access to the site from Streatham Road and no on-street parking. Pedestrian crossing in front of the site (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and adjacent to a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Retail units adjoin on either side, with residential above all units on the terraced block. South of this block is existing allocated employment site, Mitcham Industrial Estate. Residential dwellings to rear of site as well as opposite, on the other side of Streatham Road.	4
Development and environmental constraints	Small, regularly shaped, level site with no obvious development constraints. Site fully developed to 2 storeys. Within Flood Zone 1.	3
Market attractiveness	High profile site in reasonable mixed use area. Average quality office unit in old converted shop. Currently fully occupied.	3
Planning factors	None relevant	
Barriers to delivery	Part of a larger terrace block, which would restrict redevelopment options.	
Potential uses	Suited to small scale, low cost B1; or retail at ground floor.	
Timescale/availability	Reasonable occupied unit so redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Contributes to Business & Professional Services target sector in Economic Strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	175A Streatham Road, Mitcham, CR4 2AG	Reference	S71
------------------	--	------------------	------------



Total site area (ha)	0.02	Current uses	B1/B2 (offices and workshop) – possibly vacant
Undeveloped land (ha)	0	Number of units	1
Grid reference	528533,170162	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be congested. No vehicle access to site from Streatham Road and no on-street parking (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and adjacent to a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Retail units adjoin on either side, with B1 or residential above all units on the block. Betting shop at front ground floor of this unit. Residential to rear of site and opposite across Streatham Road.	3
Development and environmental constraints	Small, regular shaped, level site with no obvious development constraints. Fully developed with 2 storey building. Located within Flood Zone 1.	3
Market attractiveness	High profile site in mixed use area. Average quality office unit at first floor above betting shop and in former retail/flat unit. Unit appeared vacant with no sign of marketing.	2
Planning factors	None relevant	
Barriers to delivery	Part of a larger block, which could restrict redevelopment options.	
Potential uses	Suited to B1 with scope for A2/ retail at ground floor.	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Potential to contribute to Business & Professional Services target sector in Economic Strategy.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 193-195 Streatham Road, Mitcham, CR4 2AJ	Reference	S72
------------------	---	------------------	------------



Total site area (ha)	0.03	Current uses	B2 - workshop
Undeveloped land (ha)	0.03	Number of units	1
Grid reference	528615,170215	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to the strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be congested. Access to site via narrow, poorly surfaced access on Melrose Avenue, with a dense line of coniferous trees (PTAL = 2).	2
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and within walking distance of a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Residential adjoins to south, east and partially to west and church to north. A development site lies to west of site, with planning permission for mixed use scheme of commercial and residential units [APP/T5720/A/08/2087666].	3
Development and environmental constraints	Small, triangular shaped, level site. No obvious development constraints. Located within Flood Zone 1. Site comprises 1 unit and small yard. Limited scope to expand or intensify due to adjacent uses.	2
Market attractiveness	Very low profile site and relatively poor quality unit within busy mixed use area. Not clear if occupied.	1
Planning factors	No relevant planning factors	
Barriers to delivery	Site is enclosed down narrow access and constrained by surrounding uses.	
Potential uses	Small scale B1, B2 or residential if site can not be let for B class uses.	
Timescale/availability	Redevelopment potential in Medium - Long term (10+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors of the Economic Strategy	

Total Score: **15**

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 199 Streatham Road, Mitcham, CR4 2AJ	Reference	S73
------------------	---	------------------	------------



Total site area (ha)	0.4	Current uses	Unknown – possibly B1/B2, workshop
Undeveloped land (ha)	0	Number of units	1
Grid reference	528596,170244	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to the strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be congested. Access to rear of 199 is via Park Avenue, a predominantly residential street with much on-street parking (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and adjacent to a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Off Licence in ground floor of No. 199 Streatham Road, with residential above, forming part of rear extension. Church adjoins to east. Residential back garden of No. 195 Streatham Road adjoins the site to the south. Builder's yard opposite the site but across Park Avenue.	4
Development and environmental constraints	Very small, regular shaped, level site. Located within Flood Zone 1. Fully developed as single storey workshop/storage unit. No opportunity to expand or intensify use.	3
Market attractiveness	Low profile site and relatively poor quality, old and very small unit in busy mixed use area. Not clear if occupied.	1
Planning factors	No relevant planning factors	
Barriers to delivery	Unit appears related to No. 199 Streatham Road	
Potential uses	Small B1 workshop or storage;	
Timescale/availability	Redevelopment potential in short to medium- term (5+ years)	
Contribution to Economic Strategy	Does not contribute to target sectors of the Economic Strategy	

Total Score: 18

[Scoring: 5 = best, 1 = worst]

Site Name	R/O 187 Streatham Road, Mitcham, CR4 2AG	Reference	S74
------------------	---	------------------	------------



Total site area (ha)	0.01	Current uses	Unknown – possibly in use by 187 Streatham Road
Undeveloped land (ha)	0	Number of units	1
Grid reference	528550,170179	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be busy and congested. Access to rear of 187 is via Melrose Avenue, a predominantly residential street with much on-street parking (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and adjacent to a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Shop in ground floor of No. 187 Streatham Road, with residential above. Residential dwellings surround site on Melrose Avenue. Uses in rear of adjacent Streatham Road units unknown, but at least one B1/B2 workshop unit in this terrace.	3
Development and environmental constraints	Small, level, regular shaped site. Located within Flood Zone 1. Fully developed with single storey workshop/garage unit.	4
Market attractiveness	Low profile location but in busy mixed use area. Old unit in poor condition. Not clear if occupied.	1
Planning factors	No relevant planning factors.	
Barriers to delivery	Unit appears related to No. 187 Streatham Road.	
Potential uses	Small scale B1 or storage uses;	
Timescale/availability	Redevelopment potential in short to medium- term (5+ years)	
Contribution to Economic Strategy	Does not contribute to Economic Strategy.	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	186-190 Streatham Road, Mitcham, CR4 2AF	Reference	S75
------------------	---	------------------	------------



Total site area (ha)	0.04	Current uses	Mixed A2/B1
Undeveloped land (ha)	0	Number of units	3
Grid reference	528579,170299	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be busy and congested. Site access from Streatham Road only on areas with no on-street parking (PTAL = 2).	3
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and adjacent to a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Co-operative supermarket adjoins to south. Similar terrace blocks along Streatham Road to north and south with mixed ground floor uses – largely retail or B1 with residential or B1 uses at ground floor level and above. Residential dwellings to rear as well as a small workshop on Ashbourne Road.	4
Development and environmental constraints	Small, regular shaped, level site with no obvious development constraints. Located within Flood Zone 1. Fully developed with no scope for expansion.	3
Market attractiveness	High profile site in reasonably attractive, mixed use area. Reasonable quality if dated unit. Appears fully occupied.	3
Planning factors	None relevant	
Barriers to delivery	Part of a larger block, which would restrict redevelopment options.	
Potential uses	B1 with scope for A2 or retail at ground floor if could not be let for B1.	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Contributes to business/professional services target sector in Economic Strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]



Total site area (ha)	0.1	Current uses	Sui Generis - Car Repair Service & Coach Park
Undeveloped land (ha)	0	Number of units	2
Grid reference	528685,170325	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to the strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be congested. Wide site access with reasonable visibility directly off Streatham Road (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and adjacent to a wide range of services and local facilities at Streatham Road local shops.	4
Compatibility of adjoining uses	Bounded by Caithness Road to east, with open space and the railway line beyond; Ridge Road to west with residential beyond; Streatham Road to north, with apartment blocks fronting street and dwellings to rear.	3
Development and environmental constraints	Regular shaped, corner site with slight slope to south. No obvious development constraints. Located within Flood Zone 1.	4
Market attractiveness	Relatively high profile site fully occupied with poor quality workshop units. Located on busy road but good access to local services.	3
Planning factors	Located on Strategic Route.	
Barriers to delivery	As corner site, no scope for expansion though some potential for intensification.	
Potential uses	Small scale B1/B2/B8	
Timescale/availability	Long term redevelopment potential (15+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **21**

[Scoring: 5 = best, 1 = worst]

Site Name	Adj. 37 Streatham Road, Mitcham, CR4 2AD	Reference	S77
------------------	---	------------------	------------



Total site area (ha)	0.05	Current uses	B1 (Hand car wash)
Undeveloped land (ha)	0	Number of units	1
Grid reference	528192,169746	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on A217 (Streatham Road) approximately 3-4 km from A23. Streatham Road is heavily trafficked but provides easy, direct access to the strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road, which can be congested. Access into the site is adequate but number of designated on-street parking bays on Streatham Road (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and within walking distance of a reasonable range of services and local facilities at London Road local shops.	3
Compatibility of adjoining uses	Residential uses back onto the site at the rear. Educational facility adjoins to east with residential beyond. Large detached dwelling to west, with MOT centre and Halfords store beyond. Figges March park lies opposite across Streatham Road.	3
Development and environmental constraints	Small, square-shaped, level site with no obvious development constraints. Located within Flood Zone 1. Scope to intensify.	4
Market attractiveness	Relatively high profile site. Currently occupied, with poor quality unit. Attractive environment opposite Figges Marsh.	3
Planning factors	Located on Strategic Route	
Barriers to delivery	Nearby residential uses may restrict redevelopment options.	
Potential uses	Small scale B1 or B2 uses.	
Timescale/availability	Redevelopment potential in Short-Medium term (within 10 years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	29 Streatham Road, Mitcham, CR4 2AD	Reference	S78
------------------	--	------------------	------------



Total site area (ha)	0.06	Current uses	Sui generis (MOT test centre)
Undeveloped land (ha)	0.1	Number of units	1
Grid reference	528175,169740	Sequential status (offices only)	N/A
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	On the A217 (Streatham Road) approximately 3-4 km from the A23. Streatham Road heavily trafficked but provides easy, direct access to strategic road network.	3
Local accessibility (local road access and public transport)	Good access to public transport on Streatham Road. Site access off Streatham Road, which can be congested but site junction adequate. Street parking bays on Streatham Road (PTAL = 3).	4
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas and within walking distance of a reasonable range of services and local facilities at London Road local shops.	3
Compatibility of adjoining uses	Large dwelling adjoins site to west, with an educational facility, then residential beyond. To the east, large Halfords store with residential dwellings beyond. Large vacant site to the rear, possibly linked to a new residential development beyond. Figges March park lies opposite, on other side of Streatham Road.	3
Development and environmental constraints	Small, flat, regular shaped site with no obvious development constraints. Located within Flood Zone 1. Fully developed with single storey buildings. Possibly some scope for intensification.	4
Market attractiveness	Relatively high profile site. Currently occupied, with reasonable quality unit. Attractive environment opposite Figges Marsh.	3
Planning factors	Located on Strategic Route	
Barriers to delivery	Adjacent residential dwelling may impact on potential uses.	
Potential uses	B1 or small scale B2. Scope for expansion to rear.	
Timescale/availability	Redevelopment potential only in long term (15+ years)	
Contribution to Economic Strategy	Not currently contributing to target sectors within Economic Strategy.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	245-249 Burlington Road, New Malden, KT3 4NE	Reference	S79
------------------	---	------------------	------------



Total site area (ha)	0.4	Current uses	B1/B2
Undeveloped land (ha)	0	Number of units	6
Grid reference	522582,168294	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, within Local Plan allocation	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Lies less than 1 km from A3. Burlington road has easy access to the strategic road network via a slip road junction but can be congested.	5
Local accessibility (local road access and public transport)	Excellent access to town centre transport facilities on Burlington Road. Motspur Park train station within walking distance. Burlington Road often congested, particularly during drop off/pick up times for nearby schools. Parking provided in front of all units fronting Burlington Road (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Good access to labour from surrounding residential areas. Excellent access to wide range of local services in Burlington Road local shops.	3
Compatibility of adjoining uses	Tesco Extra car park lies to north, rent-a-car unit to west, with primary school situated beyond. Mix of B1, A1 and D1 units to east. B2 unit to west with vacant B2/B8 units beyond. Mix of retail and office units lie south of the site across Burlington Road.	2
Development and environmental constraints	Medium sized, level site with no obvious constraints to development. Potential flood risk issue as within Flood Zone 2. Fully developed with possibly some scope to intensify.	3
Market attractiveness	Various industrial units of mixed quality. High profile location on busy main road with wide range of uses.	3
Planning factors	Within allocated industrial area. Existing Cycle Route on Burlington Road. In area at risk from flooding every 100 years with Archaeological Priority Zone to north.	
Barriers to delivery	None obvious with some potential for intensifying site uses.	
Potential uses	B1/B2 & small scale B8 uses	
Timescale/availability	Redevelopment potential in Short-Medium term (within 10 years)	
Contribution to Economic Strategy	Low cost accommodation could support to creative or green industries.	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name**251-259 Burlington Road, New Malden, KT3 4NE****Reference****S80**

Total site area (ha)	0.2	Current uses	Mixed use inc. B1, A2, D1 & B2
Undeveloped land (ha)	0	Number of units	8
Grid reference	522635,168331	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, within Local Plan allocation	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located less than 1 km from A3. Burlington Road has easy access to strategic road network via a slip road junction but can be congested.	5
Local accessibility (local road access and public transport)	Excellent access to public transport facilities on Burlington Road. Motspur Park train station within walking distance. Burlington Road is often congested, particularly during drop off/pick up times for nearby schools but parking provided in front of all units fronting Burlington Road (PTAL = 2).	4
Proximity to urban areas and access to labour & services	Good access to labour from surrounding residential areas. Excellent access to range of local services at Burlington Road local shops.	3
Compatibility of adjoining uses	Tesco Extra car park adjoins to north, MOT test centre and carpet shop to east, along with some residential units. B2 unit to west with vacant B2/B8 units beyond. Mix of B2/retail units to south along Burlington Road.	4
Development and environmental constraints	Medium sized, flat but irregularly shaped site. Fully developed with no obvious constraints to development. Potential flood risk issue as site is located within Flood Zone 3. No scope to intensify.	3
Market attractiveness	Reasonable quality units in high profile location on busy main road with wide range of uses. Currently fully occupied. Some vacant units being marketed to the west.	4
Planning factors	Within allocated industrial area. Existing Cycle Route on Burlington Road. In area at risk from flooding every 100 years and Archaeological Priority Zone to north.	
Barriers to delivery	Existing units are within large terrace with no options for expansion or intensification of uses. Fully occupied premises in reasonable condition limit scope to redevelop.	
Potential uses	Suited to current mix of uses - B1, A2, small scale B2,	
Timescale/availability	Redevelopment potential in longer term (15 years +)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services.	

Total Score: 23

[Scoring: 5 = best, 1 = worst]

Site Name	265 Burlington Road, New Malden, KT3 4NE	Reference	S81
------------------	---	------------------	------------



Total site area (ha)	0.6	Current uses	B1 (offices)
Undeveloped land (ha)	0	Number of units	Multiple units
Grid reference	522683,168467	Sequential status (offices only)	Out of Centre
Site status	Existing employment site, not allocated in Local Plan	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	Located less than 1 km from A3. Burlington road has easy access to strategic road network via a slip road junction but can be congested.	5
Local accessibility (local road access and public transport)	Excellent access to public transport on Burlington Road. Within walking distance of Motspur Park and Raynes Park train stations. Separate access road to site with adequate junction from Burlington Road, which is often congested and near local schools (PTAL = 2)	4
Proximity to urban areas and access to labour & services	Good access to labour from nearby residential areas. Excellent access to wide range of local services at Burlington Road local shops.	3
Compatibility of adjoining uses	Tesco Extra store and car park adjoin site to west and south. Burlington Road adjoins to east, with railway line and residential uses beyond, and a secondary school to the north.	4
Development and environmental constraints	Medium sized, level, square shaped site. Fully developed with no obvious constraints to development but potential flood risk as within Flood Zone 2.	4
Market attractiveness	Medium profile site with reasonably modern, good quality offices in area with excellent access to local services. Premises partly vacant but being marketed	4
Planning factors	Existing Cycle Route on Burlington Road. In area at risk from flooding every 100 years and Archaeological Priority Zone.	
Barriers to delivery	Limited potential for expansion or intensification of site. Occupied, modern buildings limit scope for redevelopment.	
Potential uses	B1 offices; potential for health/community uses if could not be re-let for B1	
Timescale/availability	Currently available for office uses. Redevelopment potential long term (15+ years)	
Contribution to Economic Strategy	Contributes to target sector of business and professional services	

Total Score: **24**

[Scoring: 5 = best, 1 = worst]



Total site area (ha)	0.001	Current uses	Offices
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 237 704	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	On residential road with no direct access to strategic roads. Nearest routes are A219 (0.5km away), and A298 (over 2.5km away) but reached via residential roads and B routes.	2
Local accessibility (local road access and public transport)	Located at end of residential cul-de-sac with adequate site access given the size and occupancy of the office. Nearest railway and underground 1 km away in Wimbledon town centre. No local bus service (PTAL = 1b).	2
Proximity to urban areas and access to labour & services	Within residential area. Access to a wide range of services in Wimbledon town centre 1 km away.	3
Compatibility of adjoining uses	Within residential area with no other office or employment uses nearby. Size of office not incompatible with surrounding uses.	5
Development and environmental constraints	Site fully developed. Office is within residential property and unlikely to be suitable for any other use than offices or residential. No obvious development constraints other than location within Conservation Area.	3
Market attractiveness	An 1880s residential property with period character and in good condition; office space currently occupied by a local business and residential occupant. Attractive local environment with on-site car parking.	4
Planning factors	Site unallocated but within Wimbledon West Conservation Area. Not within an area at risk of flooding. No extent commercial planning permission.	
Barriers to delivery	Unlikely to be available in isolation from the residential property.	
Potential uses	Suited to B1 offices, or residential use	
Timescale/availability	Currently occupied and only likely to be available in the medium to long term.	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name**The Old Bakery, 2D Edna Road, London, SW20 8BS****Reference****S83**

Total site area (ha)	0.01	Current uses	Offices
Undeveloped land (ha)	0	Number of units	1
Grid reference	TQ 236 692	Sequential status (offices only)	Edge of centre
Site status	Existing employment site, not allocated in UDP	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located off the A238 Kingston Road with access to the A298. The A3 Kingston Bypass is 1.5 km away via good uncongested roads.	3
Local accessibility (local road access and public transport)	Located on residential cul-de-sac off A238 with difficult junction and narrow access to the site. Frequent bus route on A288 and Raynes Park and Wimbledon Chase railway stations nearby (0.5 km) (PTAL = 4).	3
Proximity to urban areas and access to labour & services	On residential road with office use opposite the junction access. Within 300 metres of Raynes Park local centre with a wide range of retail facilities and services.	3
Compatibility of adjoining uses	Office building opposite site but generally a residential area with residential to rear and side and retail on other side.	4
Development and environmental constraints	Small, residential property converted to office use. Only development constraint likely to be site access. No significant potential to increase floorspace.	3
Market attractiveness	Good quality, attractive commercial building within converted dwelling. Lower profile location but suited to small business. Currently occupied by a local financial business.	4
Planning factors	Unallocated; not within area at risk of flooding. No extant planning permissions.	
Barriers to delivery	Access is likely to restrict any development unless it can be obtained from Dorien Road or Fountain Court. No significant development potential to increase floorspace.	
Potential uses	Suited to B1 offices	
Timescale/availability	Redevelopment potential only likely to be medium/long term. Currently occupied and good quality building	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: 20

Site Name
**58 & Rear of 60, Durham Road, London,
SW20 0TW**
Reference
S84


Total site area (ha)	0.03	Current uses	Ground floor retail with office above
Undeveloped land (ha)	0	Number of units	2
Grid reference	TQ 230 695	Sequential status (offices only)	Out of centre
Site status	Existing employment site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Located on B281 Durham Road with direct access onto the A238 Kingston road. In close proximity to the A3 Kingston Bypass via the B238.	4
Local accessibility (local road access and public transport)	Good access onto A238 and local road network. B281 identified as a proposed cycle route in UDP although no cycle route markings. Bus route along B281 with Raynes Park Rail station within 0.5km. Road access is narrow with on street parking either side (PTAL = 5).	3
Proximity to urban areas and access to labour & services	Predominately in a residential area. Within 300 metres of Raynes Park local centre, with a good range of services and within Durham Road neighbourhood parade, which provides a limited range of services.	3
Compatibility of adjoining uses	Within parade of local shops although predominately residential above ground floor retail. Residential to one side, opposite and to the rear.	3
Development and environmental constraints	Small, regular shaped plot which has been fully developed at front with single storey at the rear. Public footpath along side of site provides access behind the local parade and to Lambton Road. Lambton Road Conservation Area to the rear. No obvious development constraints.	3
Market attractiveness	Part of site is currently vacant although majority of units in local parade are occupied. Site in close proximity to local road network, public transport and local centre. Same on-site parking available.	3
Planning factors	Boundary of Lambton Road Conservation Area to rear; not within an area at risk of flooding.	
Barriers to delivery	Reasonable condition and part occupation limiting scope for redevelopment. The public footpath may need to be maintained.	
Potential uses	Ground floor retail with office or residential above or offices only	
Timescale/availability	Likely to be available in short term	
Contribution to Economic Strategy	Contributes to target sector of business & professional service sectors.	

Total Score: 19